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#### **APPENDIX I: PERFORMANCE/FINANCIAL REPORTS**

1. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
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## INTRODUCTION

In 2000, the City of Alexandria developed its second Consolidated Plan for Housing and Community Development, which established priorities and objectives for housing and community development needs for the period July 1, 2000 - June 30, 2005. The Five-Year Consolidated Plan was approved by the U.S. Department of Housing and Urban Development (HUD) on June 24, 2000 and is updated each year through a One-Year Action Plan that outlines the specific activities to be carried out that year. For each year covered by the Consolidated Plan, year-end reports are submitted which reflect the year's financial and programmatic accomplishments. Since the City's FY 1998, this document has taken the form of the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER describes the use of federal, state, City and private funds to provide affordable housing and support services for extremely low-, low- and moderate-income residents of the City in furtherance of the Consolidated Plan. The CAPER combines narrative reporting with financial reports. This CAPER covers the City's housing and community development activities for the period July 1, 2004 to June 30, 2005 (City FY 2005).

**Section I, Summary of Progress in Carrying Out the Consolidated Plan and One-Year Action Plan**, summarizes the City's progress in meeting the objectives formulated in the Five-Year Consolidated Plan and the One-Year Action Plan for the year ending June 30, 2005. This section discusses the sources and amounts of federal funding available and used, activities undertaken, number of households or persons assisted, and the geographic distribution of expenditures during the reporting period. Information on the use of non-federal funds is also included.

**Section II, Activities to Meet Priority Needs**, identifies the specific funding sources accessed, amounts expended and activities undertaken to address the needs of six priority household groups established in the City's Five-Year Consolidated Plan: extremely low- and low-income renters; moderate-income renters; extremely low-, low- and moderate-income homeowners; low- and moderate- and middle-income homebuyers; homeless persons and those threatened with homelessness; and non-homeless persons with special needs. Part II also identifies the funding sources and activities for federally-funded economic development activities.

**Section III, Other Actions Taken**, discusses the actions taken on several issues of particular concern to HUD: public policies that impact the availability of affordable housing; how the institutional structure addresses gaps in the delivery system for providing affordable and supportive housing; intergovernmental cooperation; public housing improvements; public housing resident initiatives; efforts regarding lead-based paint hazard reduction; code enforcement; and efforts to promote fair housing, and actions to reduce poverty.

**Section IV, Summary of CDBG and HOME Expenditures and HOME Requirements**, summarizes the City's expenditure of CDBG and HOME funds and receipt of program income for the reporting period, provides information on the City's affirmative marketing efforts and outreach efforts with regard to women and minority businesses and contractors, and describes inspection

results for any rental units that may have been supported with HOME funds during the reporting period.

**Section V, Self Evaluation**, is a self-evaluation of the City's experience with the Consolidated Planning process, as well as with administering federally funded programs; and of the City's status in implementing a Performance Measurement System.

**Section VI, Public Participation Process and Citizen Comments**, discusses the public participation process and includes comments received from citizens.

The incomes of beneficiaries included in the CAPER were categorized based on HUD-established income limits, which are updated each year. Effective February 11, 2005, the HUD-established median family income for the Washington, D.C. metropolitan area is \$89,300 and the HUD income limits are:

| <b>2005 HUD Income Limits (Effective February 11, 2005)</b>              |                          |          |          |          |          |          |          |          |
|--|--------------------------|----------|----------|----------|----------|----------|----------|----------|
| <b>Income Category</b>   | <b>Number of Persons</b> |          |          |          |          |          |          |          |
|  | <b>1</b>                 | <b>2</b> | <b>3</b> | <b>4</b> | <b>5</b> | <b>6</b> | <b>7</b> | <b>8</b> |
| Extremely Low<br>(HUD-adjusted 30% of median)                            | \$18,750                 | \$21,450 | \$24,100 | \$26,800 | \$28,950 | \$31,100 | \$33,200 | \$35,350 |
| Low<br>(Section 8 very low income limits;<br>HUD-adjusted 50% of median) | \$31,250                 | \$35,700 | \$40,200 | \$44,650 | \$48,200 | \$51,800 | \$55,350 | \$58,950 |
| Moderate<br>(Section 8 low income limits) <sup>1</sup>                   | \$40,600                 | \$46,400 | \$52,200 | \$58,000 | \$62,650 | \$67,300 | \$71,900 | \$76,550 |
| Middle<br>(HUD Section 235 income limits)                                | \$48,200                 | \$55,100 | \$62,000 | \$68,900 | \$74,400 | \$79,900 | \$85,400 | \$90,900 |

\* 2005 Median Income, Washington, D.C. Metropolitan Statistical Area (MSA): **\$89,300**

The CAPER was prepared according to instructions issued by HUD. Preparation of the report, coordinated by the Office of Housing, was a collaborative effort on the part of agencies responsible for affordable housing and other community development programs in the City, including the Alexandria Health Department; the City's Code Enforcement Division; the City's Finance Department; the City's Department of Human Services; the City's Department of Mental Health, Mental Retardation and Substance Abuse; the City's Department of Recreation, Parks and Cultural Activities; the City's Department of Transportation and Environmental Services; and the Alexandria

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<sup>1</sup> Moderate-income limits are capped at the national median income, which is currently \$58,000 for a family of four. HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs to the true mathematical 80% of area median. The City has chosen not to exercise this option in order to continue to target these programs to the households with the greatest need.

Redevelopment and Housing Authority (ARHA). Nonprofit housing, homeless shelter, supportive housing providers and community development organizations were also consulted in preparing the report.

Comments or questions concerning this report should be directed to the Alexandria Office of Housing. The Office of Housing can be reached in writing at 421 King Street, Suite 200, Alexandria, Virginia, 22314 and by phone at (703) 838-4990.

## **I. SUMMARY OF PROGRESS IN CARRYING OUT THE CONSOLIDATED PLAN ONE-YEAR ACTION PLAN**

### **A. SUMMARY OF FIVE-YEAR GOALS AND OBJECTIVES**

A majority of the housing and community development activities benefitting low- and moderate-income persons undertaken during City FY 2005 were a continuation of programs and services from prior years. These continued activities are consistent with the goals set forth in the City FY 2000-2005 Consolidated Plan for Housing and Community Development, which was approved by City Council on May 23, 2000. Five primary goals of the City's Consolidated Plan addressed during the current reporting period include:

1. Increase affordable homeownership opportunities - Activities undertaken to increase homeownership opportunities for low- and moderate-income households who live and/or work in the City are described in Section II.C, as well as in Section IV.A under "The Affordable Housing Policy and Housing Trust Fund."
2. Provide rehabilitation assistance to lower income homeowners - Activities undertaken to rehabilitate housing units with physical defects owned by lower-income households in the City are described in Section II.B.
3. Maintain and preserve 1,150 units of public housing and public housing replacement units - Activities undertaken to maintain and preserve the stock of Resolution 830 rental housing are described in Section II.A, Section IV.A under "Resolution 830" and in Section IV.F
4. Continue existing levels of service for the homeless and persons threatened with homelessness - Activities undertaken to provide assistance to homeless persons and those threatened with homelessness are described in Section II.D.
5. Increase housing opportunities for persons with special needs in accordance with Council-approved plans - Activities undertaken to continue to provide assistance to persons with special needs and to seek resources to expand supportive housing services are described in Section II.E, as well as in Section II.D under "Alexandria Women's Shelter."

### **B. AVAILABLE RESOURCES AND DISTRIBUTION OF INVESTMENT**

This section summarizes the efforts of the City and other entities to carry out the City's One-Year Action Plan during the reporting period. It discusses the total amount of funds used during the year, the types of activities undertaken, the distribution of funds among the activities undertaken, non-federal funds leveraged, matching funds contributed, and the geographic areas served.

Performance in each of these areas is compared to the targets established in the One-Year Action Plan. A detailed description of each of these items in relation to the priority needs categories identified in the City's One-Year Action Plan is provided in Section II.

# 1. Federal Funds Used and Pattern of Investment

For the period July 1, 2004 through June 30, 2005, over \$39 million in federal funding was available to the City and other entities in Alexandria through new awards and carryover monies. City agencies were awarded or had available to them over \$15 million of these funds; the Alexandria Redevelopment and Housing Authority (ARHA) had available about \$21 million in new monies and continuing assistance; and approximately \$3 million was granted or available to other entities.

Federal funding was received under more than 17 programs during the reporting period. City entities received funding under more than seven of these federal programs. ARHA received funding under three of the programs and private non-profits received funding under eight federal programs. At least three federal programs provided funding to both the City and private non-profits. Details on the distribution of federal resources are provided in Section II under each of the City's priority needs categories.

Approximately \$35 million in federal funds were expended during the reporting period. Nearly all of the remaining funds have been budgeted for particular programs or committed to specific projects, but have not yet been expended. The majority of the total federal funds expended (55%) supported rent subsidies, primarily provided through Section 8 vouchers. The table below shows the actual percentage distribution of federal funds received and expended among the activities undertaken by the City, by other entities and in total.

**Distribution of Expended Federal Funds by Activity**

| <b>Type of Activity*</b>     | <b>City Expenditures</b> | <b>Expenditures by Other Entities</b> | <b>Total Expenditures</b> |
|------------------------------|--------------------------|---------------------------------------|---------------------------|
| Acquisition                  | 0%                       | 0%                                    | 0%                        |
| New Construction             | 0%                       | 0%                                    | 0%                        |
| Rehabilitation               | 40%                      | 13%                                   | 11%                       |
| Tenant Assistance            | 0%                       | 69%                                   | 55%                       |
| Homebuyer Assistance         | 34%                      | 0%                                    | 5%                        |
| Homeless Services            | 8%                       | 4%                                    | 2%                        |
| Homeless Shelter (Operating) | 1%                       | 0%                                    | <1%                       |

| Type of Activity*   | City Expenditures | Expenditures by Other Entities | Total Expenditures |
|---|-------------------|--------------------------------|--------------------|
| Support Facilities and Services   | 12%               | 14%                            | 25%                |
| Planning  | 5%                | 0%                             | <1%                |
| Other (Fair Housing, Economic Development, Non-Housing Community Development) | 1%                | 0%                             | <1%                |
| Total   | 100%              | 100%                           | 100%               |

\* Does not include public housing operating expenditures as such expenses are not reported in the CAPER.

## 2. Leveraging of Non-Federal Resources

Approximately \$35 million in state, local and private funds were spent in conjunction with federal monies. Approximately 11% of these leveraged resources originated from private sources, 28% were state monies and 40% were local resources. The majority of non-federal resources spent in conjunction with federal funds benefitted homeless persons and those threatened with homelessness, homebuyers and renters. In addition to the state, local and private monies spent in conjunction with federal funds, approximately \$7 million in other state, local and private funds were expended and \$2,486,814 in local revenue was foregone to support housing and community development activities included in this report that did not involve federal monies.

## 3. Matching Contributions

During the reporting period, three federal programs had matching fund requirements that were met with over \$2 million in local and private funds, as described below:

| Funding Recipient                              | Federal Funds Expended- City FY05 | Match by Source                                       |
|--|-----------------------------------|---|
| <b>HOME</b>                                    |                                   |   |
| City of Alexandria                             | TOTAL *<br>\$873,649*             | TOTAL \$ \$202,137 City<br>General Fund-<br>\$202,137 |
| <b>Emergency Shelter Grant Program (ESG)**</b> |                                   |   |
| Alexandria Community Shelter                   | TOTAL - \$38,325                  | TOTAL - \$530,271<br>City General Fund- \$530,271     |
| Alexandria Women's Shelter                     | TOTAL - \$8,235                   | TOTAL - \$275,000<br>City General Fund- \$275,000     |



| <b>Funding Recipient</b>   | <b>Federal Funds Expended-<br/>City FY05</b>                                  | <b>Match by Source</b>   |
|--|---|--|
| Private Service Providers  | TOTAL - \$135,814   | TOTAL - \$1,010,927<br>Private Monies- \$1,010,927   |
| <b>Supportive Housing Program (SHP) - Transitional Housing*</b>                            |   |  |
| Alexandria Dept. of Mental Health,<br>Mental Retardation and Substance<br>Abuse (MH/MR/SA) | TOTAL - \$117,201<br>Operating- \$15,951<br>Supportive Services-<br>\$101,247 | TOTAL- \$100,051<br>Client Fees-\$18,666<br>City General Fund-\$29,274<br>State Funds-\$52,111 |
| <b>Supportive Housing Program (SHP) - Permanent Housing***</b>                             |   |  |
| Alexandria Dept. of MH/MR/SA   | TOTAL - \$105,262<br>Operating- \$32,430<br>Supportive Services- \$72,832     | TOTAL- \$29,018<br>Client Fees-\$20,793<br>City General Fund-\$8,225                           |
| Sheltered Homes of Alexandria (SHA)  | TOTAL - \$131,255<br>Operating- \$28,496<br>Supportive Services-<br>\$102,759 | TOTAL- \$102,471<br>Client Fees-\$28,751<br>City General Fund-\$73,720                         |
| <b>TOTAL MATCH</b>   |   | <b>\$2,249,875</b>   |

\* As HOME program income expenditures are not required to be matched, this total does not include program income.

\*\* ESG match utilized during the reporting period exceeded program requirements.

\*\*\* Match requirements for this program were met or exceeded according to the funding year and the type of program activity, as determined by HUD regulations. As SHP administrative funds are not required to be matched, these figures do not include SHP revenue received by MH/MR/SA or SHA that was applied to administrative costs.

#### 4. Geographic Area Served

With the exception of the Blighting Influences Program, Assistance provided through the CDBG and HOME programs during the reporting period was available to any eligible household residing within City limits. For homeownership assistance only, eligible households also included those with a household member working within the City limits. The Blighting Influences Program targeted vacant properties in the Potomac West Neighborhood Strategy Area, the Potomac East Conservation District, and the Southwest Quadrant Rehabilitation District (see Figure 1 in Appendix III). Activity under this program was limited to monitoring the rehabilitation activity on properties previously placed on the Blighting Influences list; this program has been terminated.

#### 5. Actions Taken to Carry Out One-Year Action Plan

The City has actively endeavored to carry out the priority activities of the fifth year of the City's FY 2001-2005 Consolidated Plan as identified in the One-Year Action Plan for the period between July 1, 2004 and June 30, 2005 and described in Section II of this report.

Certificates of Consistency are provided to the Alexandria Redevelopment and Housing Authority (ARHA), City Departments and to private non-profit providers whose funding applications are found to be consistent with the Consolidated Plan. In City FY 2005, Certificates of Consistency were provided to the non-profit Sheltered Homes of Alexandria, Inc. for its permanent supportive housing programs at five locations in the City; to the non-profit Arlington-Alexandria Coalition for the Homeless for its supportive housing program at one location in the City and the Alexandria Community Service Board for its transitional housing program at three locations and permanent supportive housing program at four locations in the City; to Alexandria Redevelopment and Housing Authority for its Resident Opportunity and Self Sufficiency-Family Model program at various sites throughout the City and Resident Service Delivery Model program.

### **C. PROVISION OF AFFORDABLE HOUSING: HOUSEHOLDS AND PERSONS ASSISTED**

A total of 774 extremely-low, low- and moderate-income individuals or households were served through housing-related activities supported in whole or part by federal CDBG or HOME program funds in the City of Alexandria. Of these, 39 very low, low- and moderate-income households were assisted under programs that meet HUD's definition of "assisted" for CAPER purposes.<sup>2</sup> These households included 13 homeowner households and 26 homebuyer households. The remaining 735 beneficiaries were homeless individuals served through the Transitional Assistance Program (179 predominantly extremely-low income individuals), the Winter Shelter program coordinated by Carpenter's Shelter (375 extremely low-income individuals) and the Eviction Assistance and Furniture Storage Program (138 predominately extremely-low income individuals).

Of the 39 households meeting HUD's criteria for assisted, 18, or 46%, had extremely low or low incomes. Thirty-eight percent of these households were female-headed and 17% were persons with special needs. A comparison of actual accomplishments to the goals established for the reporting period may be found in Appendix I, Part I.

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<sup>2</sup> For the purpose of identification of goals, HUD defines an assisted household or person as one that, during the period covered by the One-Year Action Plan, received benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds. A renter is benefitted if the household or person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance as a newly assisted household. An existing homeowner is benefitted during the year if the home's rehabilitation is completed, and a first-time homebuyer is assisted if the home is purchased during the year. A homeless person is benefitted during the year if the person becomes an occupant of transitional (12-24 months) or permanent housing. A non-homeless person with special needs is considered as being benefitted only if the provision of supportive services is linked to the acquisition, rehabilitation or new construction of a housing unit and/or the provision of rental assistance during the year.

Persons with “worst case” housing needs<sup>3</sup> were assisted through the City’s Transitional Assistance Program, Eviction Storage, and Emergency Shelter Grants. These programs are detailed in Section II, “Programs and Services for Homeless Persons and Persons Threatened with Homelessness.”

City support in meeting the housing needs of elderly persons and persons with disabilities was primarily provided through programs administered by the City’s Department of Human Services and Department of Mental Health, Mental Retardation and Substance Abuse (the Alexandria Community Services Board). Additional City assistance was provided through the Rent Relief Program administered by the City’s Department of Human Services and through the Real Property Tax Relief Program offered through the City’s Finance Department. These programs are detailed in Section II, “Supportive Housing for Non-Homeless Persons With Special Needs.”

## **II. ACTIVITIES TO MEET PRIORITY NEEDS**

In its One-Year Action Plan for City FY 2005, the City established priorities for providing housing assistance to six categories of persons:

- extremely low- and low-income renters;
- moderate-income renters;
- low- and moderate-income homeowners;
- low- and moderate-income homebuyers;
- homeless persons and those threatened with homelessness;
- non-homeless persons with special needs (includes, the elderly and frail elderly; persons with physical disabilities; persons with mental/developmental disabilities and/or substance abuse problems; and
- persons living with or affected by HIV/AIDS).

This section of the CAPER describes the activities undertaken, programs used, and amount of federal, state, local and/or private funds committed and expended to assist each of these priority household groups during the reporting period. Note that the discussion of extremely low- income, low-income and moderate-income renters, has been combined to avoid repetition, given that the programs discussed provide housing to all three income categories.

### **A. PROGRAMS FOR EXTREMELY LOW-, LOW- AND MODERATE-INCOME RENTERS**

***Five Year Goals and Objectives:*** The primary goal of the City’s housing and supportive services is to promote self-sufficiency and progression from assisted rental housing to eventual homeownership. For renter households at the upper end of the low- to moderate-income range, homeownership is a primary strategy and is discussed in detail under programs for homebuyers in Section II.C. Support facilities and services are a primary strategy for extremely low- and low-

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<sup>3</sup> HUD defines worst-case housing needs as low-income households: paying more than 50% of their income for rent, living in seriously substandard housing (which includes homeless people), or involuntarily displaced.

income renter households and a secondary strategy for moderate-income households, as households in these income groups often need various forms of non-housing related assistance. With the establishment of the Housing Opportunities Fund in the second half of City FY 2002, acquisition and rehabilitation have become primary strategies for assisting extremely low-, low- and moderate-income renters. This represents a change from the Consolidated Plan where it was described as a secondary strategy. The maintenance and preservation of the City's 1,150 Resolution 830 publicly-assisted rental housing units is another strategy for assisting these target groups.

**Five Year Accomplishment:** During this period, ARHA continued to operate its public and replacement housing program, and undertook the redevelopment of the Samuel Madden Homes (Downtown) public housing development, which is still underway, with 18 of 100 planned replacement units completed and occupied at the end of the period. ARHA also continued to operate the Section 8 Housing Choice Voucher program.

Private housing providers continued to operate housing units with project-based Section 8 or assistance under the Tax-Exempt Bond or Low Income Housing Tax Credit Programs. Section 236 funding was terminated for 104 units which are now rented only to Section 8 voucher holders.

Affordability was preserved in 45 of 60 units at the Potomac West Apartments, financed under the Low Income Housing Tax Credit Program, and at the 28-unit Lynhaven Apartments, which was acquired and renovated by the non-profit Wesley Housing Development Corporation with assistance from the City. Twelve newly constructed affordable rental units were provided in the Northampton Place West Condominium through the City's Affordable Set-Aside unit program.

An additional 13 affordable rental units (at Northampton Place East) were under construction at the end of the reporting period, with 15 additional pledged rental units (at Mill Race) remaining outstanding.

**Use of Resources:** The following resources were expended during this reporting period to assist extremely low-, low- and moderate-income renters to obtain and retain affordable permanent housing:

| SOURCE  | RECIPIENT | EXPENDED     |
|---|-----------|--------------|
| <i>Federal</i>  |           |              |
| Section 8 Vouchers                                    | ARHA      | \$16,934,688 |
| Section 8 Moderate Rehabilitation                     | ARHA      | \$992,788    |
| Capital Funds Program/Comprehensive Improvement Grant | ARHA      | \$1,875,346  |
| HOPE VI   | ARHA      | \$1,576,070  |
| Community Development Block Grant (CDBG)              | City      | \$1,075,300  |

| SOURCE  | RECIPIENT                | EXPENDED            |
|---|--------------------------|---------------------|
|   | <i>SUBTOTAL, Federal</i> | <i>\$21,953,422</i> |
| <i>Private</i>  |                          |                     |
| Butler Family Foundation  | ARHA                     | \$10,000            |
|   | <i>SUBTOTAL, Private</i> | <i>\$10,000</i>     |
| <i>Other</i>  |                          |                     |
| Combination of Low-Income Housing Tax Credits and Bridge Loan for Samuel Madden Redevelopment | ARHA                     | \$11,421,020        |
|   | <i>SUBTOTAL, Other</i>   | <i>\$11,421,020</i> |
|   | <b>GRAND TOTAL</b>       | <b>\$33,384,442</b> |

***City FY 2004 Programs/Activities for Extremely Low-, Low- and Moderate-Income Renters:***

**Program/Activity: Public Housing and Replacement Public Housing Units**

**Provider(s):** ARHA, except for one complex owned by Freeman and Mays located on ARHA-owned land.

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Publicly-owned and operated affordable rental units available to income-eligible households - In accordance with Resolution 830, 1,150 public housing and replacement-public housing units are maintained in the City, of which 889 are Public Housing units, 111 are Section 8 Moderate Rehabilitation units, 60 are Low-Income Housing Tax Credit (LIHTC) units and 90 are Section 8 New Construction units reserved for elderly income eligible renters. Related activities and expenditures involve the provision and maintenance of such units.

**Funds Expended (By Source):** Total \$3,943,434 - Section 8 Moderate Rehabilitation -\$992,788, Federal Capital Funds Program/Comprehensive Improvement Grant - \$1,875,346; CDBG (\$1,075,300)

**Service Accomplishments:** Units Available - 1,150 (100 units at Samuel Madden were offline due to redevelopment with the first 18 of 100 replacement units provided this reporting period); Average turnover for both Public Housing and Section 8 Moderate Rehabilitation units is 4%. [For additional detail on preservation and development activities for publicly-owned and operated affordable rental housing, including Samuel Madden Homes (Downtown) and Ladrey Highrise (which involved the expenditure of \$1,075,300 in CDBG funds) see Section III under "Actions to Foster and Maintain Affordable Housing" for Samuel Madden Homes, and Section III "Fostering of Public Housing Improvements" for Ladrey Highrise. New roofs, wrapping of wood fascia and soffit with vinyl, replacement of attic vents, electrical upgrades in anticipation of installing central air conditioning (194

total units) were completed at the James Bland Homes, replacement of a failing retaining wall and associated structural repairs to eight townhouse units were completed at 101 Yale Drive, and installation of new security screen doors were completed at the Jefferson Village and Samuel Madden Homes Uptown (102 units).

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity:** *Section 8 Housing Choice Voucher Program*

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Tenant-based rental housing subsidies for income-eligible households renting private-market units

**Funds Expended (By Source):** Section 8-\$16,934,688

**Service Accomplishments:** Households assisted - 1,691

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.

**Program/Activity:** *Section 8 Security Deposit Loan Program*

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Revolving loan fund established during City FY 2002 and partially funded with City Housing Trust Fund monies that provides loans for security deposits to Section 8 voucher program participants

**Funds Expended (By Source):** This is a Revolving Loan Fund that was capitalized in a prior program year

**Service Accomplishments:** No new loans: Activity focused on collection of repayments of prior loans.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity:** *Privately-Owned Subsidized Rental Units*

**Provider(s):** Various Private Providers

**Target Population:** Low and Moderate Income Renters

**Program/Activity Description:** Privately-owned affordable rental units available to income-eligible households

**Funds Expended (By Source):** These units originally received assistance from the following sources - LIHTC Program, Tax-Exempt Bond Program, Section 8 Program, Section 236 Program and/or the City's Housing Trust Fund. Ongoing subsidies from non-City sources other than Tax-Exempt Bonds continued in City FY 2005, but subsidy amounts are not readily available to the City.

**Service Accomplishments:** Housing Units Available - 2032

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** The amount of non-federal funds leveraged in connection with privately-owned subsidized rental units through tenant rents and other sources is not readily available to the City.

**Program/Activity: *Supportive Services for ARHA-Assisted Households***

**Provider(s):** ARHA

**Target Population:** Extremely Low- to Moderate-Income Renters

**Program/Activity Description:** Social services for ARHA residents

**Funds Expended (By Source):** Private Grants and Donations-\$10,000

**Service Accomplishments:** Continued social services for ARHA residents

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged over \$10,000 in non-federal funds.

**Program/Activity: *Set-Aside Unit Program (Rental Units)***

**Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing

**Target Population:** Low- and Moderate-Income Renters

**Program/Activity Description:** In accordance with the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. As of the end of City FY 2005, 12 Set-Aside Rental Units were completed and partially occupied by low income-eligible households. The units are located in Northampton Place, a newly constructed luxury condominium. Two of these apartments are 100% handicap accessible.

**Funds Expended (By Source):** The developers are required maintain units as affordable for a period of 15 years.

**Service Accomplishments:** Rental Units Completed - 12

**Geographic Distribution:** 3101 North Hampton Drive

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: *Housing Opportunities Fund (HOF)***

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Low- and Moderate-Income Renters (and Homebuyers)

**Program/Activity Description:** Provides funding to promote the preservation and development of affordable housing. Funded with a combination of City General Fund, City Housing Trust Fund and HOME monies. See Section III.A for more information.

**Funds Expended (By Source):** Total-\$375,000 - Housing Opportunities Fund

**Service Accomplishments:** Harambee Community and Economic Development Corporation received \$25,000 for pre-development activities (including the redesign of the original proposed plan to preserve the existing structure and the preparation of applications for City development approvals) in connection with its proposed senior rental housing project, for which previous HOF monies were used to support a feasibility study during City FY 2003. \$350,000 was provided to the Alexandria Housing Development Corporation for operating funds.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

*For more information on the development and or preservation of affordable rental (and sales) housing, see Sections III.A and III.F below. For information on assistance with accessibility modifications for income-eligible renters with disabilities see Section II.E.*

*The City's Office of Housing handled 1049 landlord/tenant complaints during City FY 2005.*

## B. PROGRAMS FOR EXTREMELY LOW-, LOW- AND MODERATE-INCOME HOMEOWNERS

**Five Year Goals and Objectives:** Rehabilitation is the primary strategy for assisting low and moderate-income homeowners. The City will continue to spend funds to assist these owners, primarily through its Home Rehabilitation Loan Program. The City estimated that over 100 households would be assisted during the five-year period of the Consolidated Plan.

**Five Year Accomplishments:** Over the five year period, the City has obligated no-interest rehabilitation loans to 55 income-eligible households Citywide through its Home Rehabilitation Loan Program (a 73% accomplishment). Rebuilding Together Alexandria/Christmas in April has assisted 310 elderly, disabled and/or lower income homeowners.

The Affordable Home Ownership Protection Program was established to help keep homeownership in Alexandria affordable by providing small grants to income-eligible homeowners to offset the cost of rising property taxes. There were 659 households served during the program's first year.

**Use of Resources:** The following resources were expended to assist extremely low-, low- and moderate-income homeowners during the reporting period:

| SOURCE                                   | RECIPIENT | \$ EXPENDED      |
|--|-----------|------------------|
| <i>Federal</i>                           |           |                  |
| Community Development Block Grant (CDBG) | City      | \$911,654        |
| HOME Program                             | City      | \$19,077         |
| HOME Program Income                      | City      | \$7,126          |
| <i>SUBTOTAL, Federal</i>                 |           | <i>\$937,857</i> |
| <i>City</i>                              |           |                  |
| General Fund HOME Match                  | City      | \$2,390          |
| <i>SUBTOTAL, City</i>                    |           | <i>\$2,390</i>   |
| <b>GRAND TOTAL</b>                       |           | <b>\$930,731</b> |

### ***City FY 2005 Programs/Activities for Existing Low- and Moderate-Income Homeowners:***

***Program/Activity:*** Home Rehabilitation Loan Program

***Provider(s):*** City of Alexandria Office of Housing

***Target Population:*** Extremely Low- to Moderate-Income Homeowners

***Program/Activity Description:*** Provides no-interest deferred payment loans to low- and moderate-



income homeowners for home rehabilitation activities. Includes energy-efficiency improvements and may sometimes include historic preservation activities.

**Funds Expended (By Source):** TOTAL-\$930,731[CDBG \$911,654 (includes Program Income); HOME -\$19,077 Match for HOME from City General Fund-\$2,390 HOME Program Income- \$7,126]

**Service Accomplishments:** Loans Obligated - 9 (totaling \$657,322); Rehabilitation Work Completed - 13 units [Of the 13 completed loan cases, seven were obligated in prior years and six during the current reporting period. Three of the completed loan cases involved modifications to assist persons with disabilities. For information on marketing and outreach efforts undertaken in connection with this activity, see Section IV.B. *For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.*]

**Geographic Distribution:** Two of the six homes for which rehabilitation work was completed during the reporting period were located in the Potomac West Neighborhood Strategy Area (NSA), three in the Potomac East NSA, one in Strawberry Hill and one in other parts of the City (see Figure 1 in Appendix III).

**Leveraging of Federal Funds:** None

*During the reporting period, the City also expended a total of \$34,997 in Housing Trust Fund monies to support home rehabilitation and emergency repair services provided by Rebuilding Together Alexandria (RTA; formerly Alexandria Christmas in April) to elderly, disabled and/or lower-income City homeowners.*

#### ***City FY 2005 Programs/Activities for Existing Low- and Moderate-Income Homeowners:***

***Program/Activity:*** Affordable Home Ownership Protection Program

***Provider(s):*** City of Alexandria Department of Finance

***Target Population:*** Low- and Moderate-Income Homeowners

***Program/Activity Description:*** Pilot tax relief Program designed to help keep homeownership in Alexandria affordable by providing tax reduction grants of \$250 to lower-income homeowners with annual household incomes below \$62,000 and homes assessed at less than \$362,000.

***Funds Expended (By Source):*** City Revenue Foregone - \$164,750

***Service Accomplishments:*** Households Served: 659 Of the 659 households served, 167 had incomes of \$31,250 or less; 492 had incomes from \$31,251 to \$62,000. All 659 of the households served were in homes assessed at less than \$362,000.

***Geographic Distribution:*** Citywide

***Leveraging of Federal Funds:*** Not Applicable - No Federal funds were expended on this activity

### **C. PROGRAMS FOR LOW-, MODERATE-, AND MIDDLE-INCOME HOMEBUYERS**

***Five Year Goals and Objectives:*** Providing affordable homeownership opportunities for low- and moderate-income residents is one of the City's highest housing priorities. As such, home purchase assistance activities for first-time homebuyers are a primary strategy. The Five-Year Consolidated Plan includes housing rehabilitation in connection with conversion from rental to homeownership as a secondary strategy for assisting homebuyers. Other City strategies to assist these target groups

include the provision of price discounts in new developments and homeownership counseling services. ***Five Year Accomplishment:*** The City accomplished 95% of its Homeownership Assistance Program (HAP) objective, 83% of its Moderate Income Homeownership Program and continued to maintain its objective of educating low-and moderate-income buyers on the homebuying process each year. Additional assistance to participants in these programs was made possible through VHDA's Sponsoring Partnerships and Revitalizing Communities (SPARC) and Home Stride programs. The City's Seller Incentive Fund, initiated during this period, succeeded in making contracts from City loan program participants more attractive to sellers in a very competitive housing market. The City's Employee Homeownership Incentive Program (EHIP) provided additional home purchase assistance to 10 HAP/MIHP purchasers and 9 other City and Alexandria City Public Schools employees.

Under the City's Affordable Set-Aside Unit Program, 5 affordable sales units were delivered, six at The Preston Condominium and five at Old Town Greens. At the end of the reporting period, 14 sales units were under construction (at Halstead Park Center and The Monarch) and 30 pledged units remained outstanding (at Mill Race, Cameron Station, Tuscany at Landmark, Postmasters, and The Prescott).

***Use of Resources:*** The following resources were expended during the reporting period to assist low, moderate-, and middle-income homebuyers:

| SOURCE                                   | RECIPIENT       | \$ EXPENDED         |
|--|-----------------|---------------------|
| <i>Federal</i>                           |                 |                     |
| Community Development Block Grant (CDBG) | City            | \$415,372           |
| HOME Program                             | City            | \$864,088           |
| HOME Program Income                      | City            | \$302,770           |
| <i>SUBTOTAL, Federal</i>                 |                 | <i>\$1,582,230</i>  |
| <i>State</i>                             |                 |                     |
| VHDA Regular First-Trust Mortgages       | HAP Homebuyers  | \$1,480,800         |
| VHDA Regular First-Trust Mortgages       | MIHP Homebuyers | \$4,736,189         |
| VHDA SPARC First-Trust Mortgages         | HAP Homebuyers  | \$3,588,941         |
| VHDA SPARC First-Trust Mortgages         | MIHP Homebuyers | \$1,762,350         |
| VHDA Homestretch/Home Stride Loans       | HAP Homebuyers  | \$500,000           |
| VHDA Homestretch/Home Stride Loans       | MIHP Homebuyers | \$558,150           |
| <i>SUBTOTAL, State</i>                   |                 | <i>\$12,626,430</i> |

| <b>SOURCE</b>  | <b>RECIPIENT</b>            | <b>\$ EXPENDED</b>  |
|--|-----------------------------|---------------------|
| <i>City</i>  |                             |                     |
| Housing Trust Fund                                     | Housing Counseling Services | \$103,861           |
|  | MIHP Homebuyers             | \$795,776           |
|  | Sellers                     | \$59,000            |
| General Fund HOME Match                                | HAP Homebuyers              | 199,747             |
|  | <i>SUBTOTAL, City</i>       | <i>\$1,158,384</i>  |
| <i>Private</i>   |                             |                     |
| Non-VHDA Mortgages                                     | MIHP Homebuyers             | \$119,250           |
| Exhibitor Fees for Homeownership Fair                  | City                        | \$8,470             |
| Client Fees to Off-Set Expenditures for Credit Reports | HAP/ Programs               | \$4,681             |
|  | <i>SUBTOTAL, Private</i>    | <i>\$132,401</i>    |
|  | <b>GRAND TOTAL</b>          | <b>\$15,499,445</b> |

***City FY 2005 Programs/Activities for Low-and Moderate-Income Homebuyers:<sup>4</sup>***

***Program/Activity: Homeownership Assistance Program (HAP)***

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Extremely Low- and Low-Income Homebuyers

**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$50,000 for downpayment and closing cost assistance to first-time homebuyers households with incomes up to HUD's Section 8 low-income limits (\$58,000 for a family of four as of February 11, 2005).

**Funds Expended (By Source):**TOTAL-\$1,781,977 [CDBG-\$415,372 (includes Program Income); HOME-\$864,088 (includes ADDI); Match for HOME from City General Fund-\$199,747; HOME Program Income-\$302,770]

**Service Accomplishments:** Households Assisted - 34 *[For demographic data on beneficiaries of CDBG/HOME expenditures, see Appendix I.]*

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$5,630,741 in non-federal funds, including regular VHDA mortgage financing (\$1,480,800 for HAP buyers), VHDA SPARC mortgage financing (\$3,588,941 for HAP buyers), VHDA Home Stretch financing (\$500,000 for HAP buyers) and Seller's Incentive Fund monies (\$59,000 for HAP buyers).

***Program/Activity: Moderate Income Homeownership Program (MIHP)***

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Middle-Income Homebuyers

**Program/Activity Description:** Provides deferred-payment second trust loans of up to \$20,000 for downpayment and closing cost assistance to first-time homebuyer households with incomes between the Section 8 low-income limits and a City-established maximum income limit (City FY05 limits were \$79,500 for a households of three or more persons). MIHP-eligible law enforcement officers are eligible for the HAP assistance limit (\$50,000). For the next reporting period (City FY06), the assistance limit has been raised to \$30,000 for regular MIHP loans and \$40,000 for eligible residents of apartments under conversion to condominium ownership. Income limits for the MIHP program will also increase for the next reporting period to \$71,440 for one person households, \$80,370 for two-person, and \$89,300 for households of three or more.

**Funds Expended (By Source):** City Housing Trust Fund - \$792,363

**Service Accomplishments:** Households Assisted - 37

**Geographic Distribution:** Citywide (See Figure 2 in Appendix III)

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity.

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<sup>4</sup>For information on marketing and outreach efforts undertaken in connection with City homeownership activities, see Section IV.B under "Affirmative Marketing of HOME Projects and Programs," which provides information applicable to all City-sponsored homeownership programs (including HAP, MIHP and the Homeownership Fair).

***Program/Activity: Mortgage Financing with Below-Market Interest Rates***

**Provider(s):** Virginia Housing Development Authority (VHDA) in cooperation with the City of Alexandria Office of Housing

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** First-trust mortgage financing for participants in the City's HAP and MIHP programs at interest rates below that of VHDA's first-time homebuyer program

**Funds Expended (By Source):** VHDA Sponsoring Partnerships and Revitalizing Communities (SPARC) - \$1,762,350

**Service Accomplishments:** Households Assisted - 33

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

***Program/Activity: Seller's Incentive Fund***

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Offers sellers a cash incentive of \$1,000 to defray the costs of the real estate commission if they accept a purchase involving HAP or MIHP second trust financing

**Funds Expended (By Source):** City Housing Trust Fund - \$59,000

**Service Accomplishments:** Households Assisted - 61 (33 of which also participated in HAP and 7 of which also participated MIHP); includes two households for which checks were issued just prior to start of fiscal year.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

***Program/Activity: Home Stride***

**Provider(s):** VHDA in cooperation with the City of Alexandria Office of Housing

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Provides up to \$20,000 in loan funds with deferred payment and interest for the first three years of the loan to assist with downpayment and closing costs. These funds can be combined with other City homeownership assistance.

**Funds Expended (By Source):** VHDA - \$1,058,150,

**Service Accomplishments:** 54 (all of which also participated in the HAP/MIHP)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: *Employer-Assisted Housing (EAH)***

**Provider(s):** Local employers in cooperation with the City of Alexandria Office of Housing

**Target Population:** Employees of Local Employers offering EAH Programs

**Program/Activity Description:** Allows employees working within the City who are utilizing an EAH program established by their employer and who meet applicable eligibility criteria to access HAP and MIHP assistance. For employees who are ineligible for HAP/MIHP for reasons other than income, the City will provide 0% interest deferred repayment loans of up to \$5,000 for downpayment/closing costs that match on a 2:1 basis contributions of participating employers providing financial EAH benefits.

**Funds Expended (By Source):** None expended; \$113,000 in City Housing Trust Fund available

**Service Accomplishments:** Continued to encourage employers to establish EAH programs

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: *Homeownership Counseling Services***

**Provider(s):** Housing Counseling Services, Inc. under contract with the City of Alexandria Office of Housing

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Homeownership training and counseling for first-time homebuyers

**Funds Expended (By Source):** City Housing Trust Fund - \$103,861

**Service Accomplishments:** Households Trained - 595

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: *Homeownership Fair***

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Low- to Middle-Income Homebuyers

**Program/Activity Description:** Provides information on the homebuying process, affordable housing opportunities and affordable financing available in the City

**Funds Expended (By Source):** TOTAL- \$13,093 [CDBG-\$4,623 (*included in HAP CDBG expenditure figure*); Exhibitor Fees-\$6,300; City-\$2,170]

**Service Accomplishments:** Homeownership Fair held in April 2005 and attended by more than 590 potential homebuyers. Written and verbal information at the Fair was provided in both Spanish and English. Sign language interpreters were available to assist the hearing impaired.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$8,470 in non-federal funds.

**Program/Activity: *Set-Aside Unit Program (Sales Units)***

**Provider(s):** Private developers pursuant to City policy administered by the City's Office of Housing

**Target Population:** Low- and Moderate-Income Homebuyers

**Program/Activity Description:** In accordance with the City's Affordable Housing Policy, the City may negotiate with new housing developers to provide affordable rental units to income-eligible households. As of the end of City FY 2005, 15 units were pledged to this program at four projects - the Monarch (5 sales units), which is under construction; The Prescott (4 sales units) and The Tuscany (2 sales units). Four (4) additional off-site sales units were pledged by the developer of the

Postmaster Site. Sales of six (6) set-aside units at The Preston were completed and delivered during this review period. [See Figure 3, Appendix III]

**Funds Expended (By Source):** Amount of developer subsidies used to support this program is not known until a project has been completed.

**Service Accomplishments:** New Sales Units Pledged - 15; Sales Units Under Construction - 14

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

*Additional information on the City's efforts to encourage the development and preservation of affordable sales (and rental) housing units is provided in Section III.A below.*

#### **D. EMERGENCY SHELTER, TRANSITIONAL HOUSING AND SERVICES FOR HOMELESS PERSONS AND PERSONS THREATENED WITH HOMELESSNESS<sup>5</sup>**

##### ***Five Year Goals and Objectives:***<sup>5</sup>

Prevention and Intervention Services: The City continues to focus on the prevention of homelessness by stabilizing “at-risk” families in their existing housing with financial assistance and counseling. The Department of Human Services will continue to stress prevention as a viable alternative to shelter placements and administer the City’s current programs (Homeless Intervention, Emergency General Relief and the Emergency Shelter Fund) and services designed to prevent homelessness.

Outreach and assessment are important components of the City’s Continuum of Care. Identification and engagement are critical in efforts to bring the chronic homeless population into mainstream programs. The Homeless Services Coordinating Committee supports the continuation of these services.

Emergency Shelter: The City is served by three permanent year-around emergency shelters providing a total of 159 beds. During the months of November through March a hypothermia program provides an additional 67 beds for persons unwilling or unable to access the residential shelters. In addition, specialized services are provided to victims of domestic violence and youth.

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<sup>5</sup> These Priorities and Objectives are from the Five Year Consolidated Plan for July 1, 2000 through June 30, 2005 and the One-Year Action Plan for July 1, 2001 through June 30, 2002. They may be different than the priority needs as determined in the Homeless Services Coordinating Committee’s Continuum of Care for any given year.

**Transitional Housing:** Transitional housing provides critical financial and supportive services for formerly homeless persons moving through the Continuum toward permanent housing. Plans call for continuation of existing programs.

**Permanent Supportive Housing Targeting Persons with Mental Health, Mental Retardation and/or Substance Abuse Problems:** The City assigned all individuals with special needs a high priority for permanent supportive housing. Families with special needs were assigned a medium priority for this type of assistance<sup>5</sup>. The City and other entities will continue to expend considerable resources on existing supportive housing for persons with special needs, including those who are homeless.

**Permanent Housing:** The City assigned a high priority level to permanent housing for homeless individuals and a medium priority level to permanent housing for homeless families. Funding for persons in need of rental assistance and/or public housing is and will continue to be provided by the Alexandria Redevelopment and Housing Authority (ARHA). Homeless persons and those threatened with homelessness may also seek assistance through programs offered by the City to extremely-low, low- and moderate-income renters.

**Five Year Accomplishment:** Over the five-year period, the City aimed to assist 320 households, with existing resources under its Transitional Housing Program. At the end of the five year period, the City had assisted 275 households (accomplishing 85% of its five-year objective).

**Use of Resources:** The following resources were expended to provide emergency shelter, transitional housing and supportive services for homeless persons and those threatened with homelessness during the reporting period:

| SOURCE                                   | RECIPIENT           | \$ EXPENDED |
|--|---------------------|-------------|
| <i>Federal</i>                           |                     |             |
| Emergency Shelter Grant (ESG)            | Service Providers   | \$182,374   |
| Supportive Housing Program (SHP)         | AACH                | \$139,440   |
| Community Development Block Grant (CDBG) | City                | \$196,105   |
| FEMA Emergency Food and Shelter Fund     | Carpenter's Shelter | \$1,445     |
| FEMA Child Care Homeless Program         | AACH                | \$1,745     |
| Child Care Homeless Program              | AACH                | \$2,400     |



| <b>SOURCE</b>   | <b>RECIPIENT</b>                | <b>\$ EXPENDED</b> |
|---|---------------------------------|--------------------|
| U.S. Department of Agriculture                          | Carpenter's Shelter             | \$9,645            |
| PATH  | Carpenter's Shelter             | \$34,503           |
| <i>SUBTOTAL, Federal</i>                                |                                 | \$567,657          |
| <i>State</i>  |                                 |                    |
| State Housing and Homeless Assistance Resources (SHARE) |                                 |                    |
| Homeless Intervention Program (HIP)                     | City                            | \$215,000          |
| Shelter Support Grant (SSG)                             | Service Providers               | \$313,940          |
| Child Services Coordinator Program                      | Service Providers               | \$42,716           |
| General Relief Fund                                     | City                            | \$24,475           |
| Family Violence Prevention Funds                        | City                            | \$164,429          |
| Comprehensive Services Act                              | ALIVE!                          | \$37,300           |
| VA Department of Corrections                            | Guest House                     | \$75,689           |
| <i>SUBTOTAL, State</i>                                  |                                 | \$873,549          |
| <i>City</i>   |                                 |                    |
| General Fund  |                                 |                    |
| Homeless Intervention Program (HIP)                     | HIP Participants                | \$168,316          |
| General Relief Fund                                     | Housing Providers               | \$14,868           |
| Emergency Shelter Fund                                  | ALIVE! and<br>Housing Providers | \$200,911          |
| Alexandria Women's Shelter                              | Service Provider                | \$275,000          |
| Winter Shelter  | Carpenter's Shelter             | \$25,000           |
| Community Partnership Fund                              | Service Providers               | \$119,850          |
| Youth Services Fund                                     | Carpenter's Shelter             | \$6,877            |
| City Shelter Operations<br>(includes ESG match)         | Alexandria<br>Community Shelter | \$530,271          |
| Housing Trust Fund                                      | Northern VA Family Service      | \$162,154          |
| <i>SUBTOTAL, City</i>                                   |                                 | \$1,503,247        |

| SOURCE   | RECIPIENT                      | \$ EXPENDED        |
|--|--------------------------------|--------------------|
| <i>Private</i>   |                                |                    |
| Donations and/or Grants<br>(includes ESG Match)  | Emergency Shelter Providers    | \$879,722          |
|  | Transitional Housing Providers | \$113,560          |
| Community Services Block Grant Program<br>(Funds solicited by City's Comm. Svcs. Unit) | City                           | \$24,577           |
| United Way   | Service Providers              | \$107,957          |
| Community Contributions<br>(supplies, foods, staffing)                                 | Carpenter's Shelter            | \$36,000           |
| Donations  | Guest House                    | \$36,892           |
|  | <i>SUBTOTAL, Private</i>       | <i>\$1,198,708</i> |
| <i>Other</i>   |                                |                    |
| Funds from Other Local Jurisdictions   | Guest House                    | \$30,900           |
|  | <i>SUBTOTAL, Other</i>         | <i>\$30,900</i>    |
|  | <b>GRAND TOTAL</b>             | <b>\$4,174,061</b> |

***City FY 2005 Programs/Activities for the Homeless and Persons Threatened with Homelessness:***

| <b>Homeless Management Information System (HMIS)</b>  |
|---|
| <p><b><u>Program/Activity:</u></b> <i>Homeless Management Information System (HMIS)</i></p> <p><b><u>Provider(s):</u></b> City of Alexandria Departments of Human Services and Mental Health, Mental Retardation and Substance Abuse, and private homeless services providers</p> <p><b><u>Target Population:</u></b> Persons who are Homeless, Formerly Homeless or Threatened with Homelessness</p> <p><b><u>Program/Activity Description:</u></b> Computerized data collection system designed to capture client-level information on the characteristics and service needs of men, women and children experiencing homelessness.</p> <p><b><u>Funds Expended (By Source):</u></b> CDBG - \$10,356</p> <p><b><u>Service Accomplishments:</u></b> As of the end of FY 2005, operating policies and procedures were adopted by the Homeless Services Coordinating Committee and a draft Memorandum of Understand circulated for signature. Follow-up system user training is scheduled for July 2005 to be followed by phased implementation during FY 2006. <i>[For demographic data on CDBG program beneficiaries, see Appendix I.]</i></p> <p><b><u>Geographic Distribution:</u></b> Citywide</p> <p><b><u>Leveraging of Federal Funds:</u></b> General Fund - \$9,351.42</p> |

## Prevention and Intervention

**Program/Activity: Homeless Intervention Program (HIP)**

**Provider(s):** City of Alexandria Department of Human Services (DHS)

**Target Population:** Persons Threatened with Homelessness

**Program/Activity Description:** Provides financial assistance with rent/mortgage arrearages and with current or future rent/mortgage payments to families and single residents of the City facing immediate eviction or foreclosure due to circumstances beyond their control. Also assists with relocation costs incurred in the transition from a shelter to permanent or supportive housing.

**Funds Expended (By Source):** TOTAL-\$433,316 [State HIP - \$215,000, (\$50,000 in TANF funds; City General Fund - \$168,316.

**Service Accomplishments:** Households - 181 (consisting of 398 persons)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal Temporary Assistance for Needy Families (TANF) monies utilized in connection with this activity leveraged \$383,316 in non-federal funds.

**Program/Activity: General Relief Program and Emergency Shelter Fund**

**Provider(s):** City of Alexandria Department of Human Services (DHS)

**Target Population:** Persons Threatened with Homelessness

**Program/Activity Description:** Provides short-term rental assistance to relieve impending housing crises and thereby prevent homelessness

**Funds Expended (By Source):** TOTAL - \$249,515 [State General Relief Fund - \$24,475; City General Relief Fund-\$14,868; City Emergency Shelter Fund- \$185,595; private donations solicited by DHS staff - \$24,577]

**Service Accomplishments:** Households that Received Housing Assistance - 404

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Homeless Prevention for Former Adopt-A-Family Clients**

**Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)

**Target Population:** Persons Threatened with Homelessness

**Program/Activity Description:** Provides homeless prevention services to former clients of AACH's Adopt-A-Family program, a transitional housing program

**Geographic Distribution:** Citywide

**Funds Expended (By Source):** TOTAL - \$3,345 [FEMA - \$1,745; Private Donations - \$1,600]

**Service Accomplishments:** Alexandria Households - 2

**Leveraging of Federal Funds:** Federal FEMA monies utilized in connection with this activity leveraged \$1,600 in non-federal funds.

*During the reporting period, outreach, assessment, case management and counseling services continued to be provided as part of the service delivery of the City's emergency shelters by the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), DHS, the Alexandria Health Department and the Office of Housing, in conjunction with shelter staff. Emergency assistance and food programs supported by Catholic Charities also continued.*

*The City's Department of Human Services' Office of Community Services (OCS) solicited \$24,577 in private donations from local charities during the reporting period, which was used as noted above to provide case-by-case assistance with eviction prevention and other housing needs.*

## Emergency Shelter

**Program/Activity:** *ALIVE! House*

**Provider(s):** ALIVE! House

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides emergency shelter to homeless families and single women

**Funds Expended (By Source):** TOTAL - \$101,566 [Federal ESG-\$5,635; State SSG-\$11,200 (includes \$7,600 in TANF); State Comprehensive Services Act-\$37,300; City Emergency Shelter Fund-\$15,316; Private Monies-\$32,115]

**Service Accomplishments:** Beds Available - 14; Persons Served - 22 (from 7 families)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$88,331 in non-federal funds.

**Program/Activity:** *Carpenter's Shelter*

**Provider(s):** Carpenter's Shelter

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides emergency shelter and supportive services for the homeless

**Funds Expended (By Source):** TOTAL - \$1,189,361 [Federal ESG-\$70,588; Federal PATH-\$34,503; U.S. Department of Agriculture (USDA)-\$9,645; FEMA Emergency Food and Shelter Funds-\$1,445; State SSG-\$100,800; State Child Services Coordinator Program-\$32,716, City Community Partnership Fund-\$64,000; City Youth Services Fund-\$6,877; United Way-\$93,392; Other Private Monies-\$775,395]

**Service Accomplishments:** Beds Available in Shelter Program - 80; Persons Served in Shelter Program - 384 (consisting of 54 families and 202 singles); Persons Served through David's Place (Drop-In Center for Unsheltered Homeless) - 36 per day

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** A total of \$1,189,361 was expended for the emergency shelter and supportive services for the homeless.

**Program/Activity:** *Alexandria Community Shelter (ACS)*

**Provider(s):** Salvation Army under contract with the City of Alexandria

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides temporary emergency shelter and comprehensive services to homeless families, single women and single men. Case management support is provided by DHS and Mental Health and Substance Abuse counselors from the Community Services Board (CSB).

**Funds Expended (By Source):** TOTAL-\$642,104 [Federal ESG - \$38,325; State SSG - \$52,000 (including \$35,286 in TANF); City General Fund - \$530,271; Private Monies- \$21,508]

**Service Accomplishments:** Beds Available - 65; Persons Served - 292 (consisting of 35 families and 184 singles)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$568,493 in non-federal funds.

**Program/Activity: Alexandria Women's Shelter**

**Provider(s):** City of Alexandria Office on Women

**Target Population:** Victims of Domestic Violence

**Program/Activity Description:** Provides emergency shelter to victims of domestic violence

**Funds Expended (By Source):** TOTAL - \$460,364 [Federal ESG-\$8,235; State SSG-\$12,700 (including \$7,600 in TANF); State Family Violence Prevention-\$164,429 including \$48,812 TANF; City General Fund-\$275,000;

**Service Accomplishments:** Women and Children Served - 146 (from 78 households)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$395,717 in non-federal funds.

**Program/Activity: Winter Shelter Program**

**Provider(s):** Carpenter's Shelter, Alexandria Community Shelter, Church of St. Clements, Alfred Street Baptist Church, Fairlington United Methodist Church, Blessed Sacrament Church

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides shelter and services to homeless persons unwilling or unable to adjust to a structured case management program during a time of year when living outdoors presents serious health hazards through exposure

**Funds Expended (By Source):** TOTAL - \$81,000 [CDBG -\$20,000; City General Fund-\$25,000; private funds - \$36,000]

**Service Accomplishments:** Persons Served - 375 (from 285 households) *[For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]*

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$25,000 in non-federal funds.

*The City continued to support the housing and supportive services needs of homeless persons from special needs populations through the competitive Community Partnership Fund for Human Services. Since City FY 1999, these funds have been awarded annually to support non-profit organizations meeting the shelter, counseling and service needs of homeless families, youth, and persons with HIV/AIDS in a half-way house setting.*

*Three emergency shelters and one transitional housing facility received repair and renovation assistance from Rebuilding Together Alexandria (RTA). As most of the beneficiaries of this activity were elderly ownership households, the program is discussed in Section II.E.1.*

**Transitional Housing**

**Program/Activity: Alexandria Transitional Housing Program**

**Provider(s):** Northern Virginia Family Service (NVFS) under contract with the City of Alexandria

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Utilizes scattered site market-rate rental units.

**Funds Expended (By Source):** City Housing Trust Fund - \$162,154

**Service Accomplishments:** Households Served - 11

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

**Program/Activity: Community Lodgings, Inc.**

**Provider(s):** Community Lodgings, Inc.

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Fifteen units were available in City FY 2004.

**Funds Expended (By Source):** TOTAL - \$183,407 [Federal ESG - \$22,097; State SSG - \$49,500 (includes \$30,185 in TANF); United Way - \$2,065. Other private Monies - \$109,745]

**Service Accomplishments:** Persons Served - 45 (from 10 households)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$146,995 in non-federal funds.

**Program/Activity: Adopt-A-Family Program**

**Provider(s):** Arlington-Alexandria Coalition for the Homeless (AACH)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Utilizes scattered market-rate rental units.

**Funds Expended (By Source):** TOTAL - \$341,670 [Federal ESG-\$22,410; Federal SHP-\$139,440; Federal Child Care for the Homeless Program-\$2,400; State SSG-\$66,140 (including \$46,790 in TANF); State Child Services Coordinator Program-\$10,000; City Community Partnership Fund-\$32,000; United Way-\$12,500; Other Private Monies-\$56,780]

**Service Accomplishments:** Persons Served - 57 (in 17 households)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$120,630 in non-federal funds.

**Program/Activity: Turning Point - Salvation Army Transitional Housing Program**

**Provider(s):** Salvation Army

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons (many of whom are leaving emergency shelters) transition from homelessness to self-sufficiency. Seven units available.

**Funds Expended (By Source):** TOTAL-\$24,484 [Federal ESG-\$10,084; State SSG-\$14,400]

**Service Accomplishments:** Persons Served - 14 (in 7 households)

**Geographic Distribution:** Eligibility is Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged approximately \$14,400 in non-federal funds.

**Program/Activity: *Carpenter's Shelter Transitional Housing Program***

**Provider(s):** Carpenter's Shelter

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides transitional housing, case management and other supportive services to help homeless persons leaving emergency shelter at Carpenter's Shelter transition from homelessness to self-sufficiency. Four units available.

**Funds Expended (By Source):** Included in budget figures provided for Carpenter's Shelter under Emergency Shelter above

**Service Accomplishments:** Persons Served- 5 (in 4 households)

**Geographic Distribution:** Citywide clients residing at Carpenter's Shelter

**Leveraging of Federal Funds:** See Carpenter's Shelter item under Emergency Shelter above

**Program/Activity: *Transitional Assistance Program (TAP)***

**Provider(s):** City of Alexandria Department of Human Services (DHS)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides homeless persons residing in shelters or overcrowded situations with budget/housing counseling and financial assistance to move into affordable housing

**Geographic Distribution:** Citywide

**Projected Funding for City FY 2005 (By Source):** CDBG-\$88,305

**Service Objective:** Persons Served - 189 (from 83 households) *[For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]*

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$2,685 in non-federal funds.

**Guest House**

**Program/Activity**

**Provider(s):** Friends of Guest House

**Target Population:** Femal ex-prisoners who are homeless

**Program/Activity Description:** Provides nine transitional housing beds in a group home setting, along with supportive services to help female ex-offenders transition to self-sufficiency. After-care services track the progress and provide follow-up services for six to twelve months after discharge.

**Funds Expended (By Source):** TOTAL-\$179,531- [City Community Partnership - \$23,850, Arlington County- \$30,900, Federal ESG- \$5,000, State SSG-\$7,200, Virginia Department of Corrections \$75,689, Private funds -\$36,892]

**Service Accomplishments:** Persons Served - 19 (all of whom were Alexandrians)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal funds leveraged \$174,531 in other funding.

**Other Supportive Services**

**Program/Activity: *Eviction Assistance and Furniture Storage Program***

**Provider(s):** City of Alexandria Department of Human Services (DHS)

**Target Population:** Persons who are Homeless

**Program/Activity Description:** Provides for the transportation and up to 60 days storage of possessions of households that are about to be evicted and that lack a suitable place to store such items.

**Funds Expended (By Source):** CDBG-\$64,750

**Service Accomplishments:** Persons Assisted - 138 (from 61 households) *[For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]*

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** None

### **Permanent Supportive Housing**

*For information on permanent supportive housing programs available to homeless persons with special needs, please refer to the discussion of supportive housing facilities and services targeted to individuals with mental/developmental disabilities and substance dependence problems that follows in Section II.E.*

### **Permanent Housing**

*Homeless persons and transitional housing residents may seek permanent housing under programs serving extremely low- and low-income households as discussed in Section II.A.*

### **Continuum of Care**

*The Continuum of Care represents a community's coordinated approach for developing a plan that identifies the needs of homeless persons and for providing a range of shelter, housing options, and supportive services in order to prevent homelessness and/or move people from homelessness into permanent housing. Using a community-based process, each jurisdiction's Continuum of Care committee coordinates and prioritizes its applications for federal funding for homeless and supportive services (including funding for persons with special needs). The Continuum of Care process, initiated in 1997, works in tandem with the Consolidated Planning process that the City has undertaken since 1995. The gaps analysis for the Continuum of Care has been integrated into the One-Year Action Plan reports sent to HUD, and each applicant for federal funding for homeless and supportive services must receive a Certificate of Consistency stating that the intended project is consistent with the City's Consolidated Plan. The Certificate of Consistency requires that the particular homeless assistance program address those priorities identified in the Consolidated Plan and meet them in a manner that is consistent with the Plan.*

*In Alexandria, the Homeless Services Coordinating Committee (HSCC), a collaborative and diverse group that includes public and private non-profit homeless and human service providers, health care providers, veteran advocates, housing providers, businesses, employers, job training providers, and service consumers, develops and revises the City's Continuum of Care based on changing circumstances in the community. The Committee is co-chaired by the director of the Department of Human Services' Office of Community Services, the agency responsible for coordinating the City's provision of homeless services, and a non-profit representative, which as of the end of the reporting period was the Executive Director of the Arlington-Alexandria Coalition for the Homeless (AACH). The Committee completed the City FY 2005 gaps analysis for the Supportive Housing Program (SHP) using a point-in-time count of homeless persons conducted in Alexandria and throughout the Washington metropolitan area on January 26, 2005. The HSCC also completed work on a Ten Year Plan to End Chronic Homelessness which was formally adopted by the Alexandria City Council in March 2005 and became a cornerstone of the local Continuum of Care plan. The City also accepted SHP funding to begin work on establishing a Safe Haven to serve up to 12 homeless persons.*



## E. HOUSING FOR NON-HOMELESS PERSONS WITH SPECIAL NEEDS

The City has set an overall high priority for continuing assistance to all types of persons in this category. The City will continue to provide appropriate housing and/or supportive services for individuals with special needs (and their families, where applicable).

### 1. The Elderly and Frail Elderly

**Five Year Goals and Objectives:** Extremely low- and low-income elderly renters are a high priority for the City. Rental assistance and supportive facilities are primary strategies for addressing their needs for affordable housing, recognizing that elderly/frail elderly persons frequently have limited earning ability and need financial assistance to afford the high cost of housing in the City.

Home rehabilitation continued as a primary strategy for assisting elderly homeowners to remain in their homes.

The City continued to provide supportive services to the elderly (both renters and homeowners) such as companion services (chore aides), home delivered meals, minimal health screening, and exercise and health promotions programs in several publicly supported housing facilities.

**Five Year Accomplishment:** Over the five-year period, 379 households were assisted under the Rent Relief Program, and 3,759 households were assisted under the Real Property Tax Relief Program.

**Use of Resources:** The following table describes the funding that was expended in City FY 2005 to provide supportive housing for elderly and disabled persons. Some expenditures that also assisted non-elderly persons with disabilities and/or non-elderly extremely-low or low-income households are included here, in items marked with an asterisk, because they cannot easily be separated from expenditures for elderly persons. As shown in the section immediately following the table ("Local Revenue Foregone"), a portion of the assistance provided by the City to the elderly population took the form of local revenue foregone, rather than a direct expenditure of funds.

| SOURCE                     | RECIPIENT                         | \$ EXPENDED |
|----------------------------|-----------------------------------|-------------|
| <i>City</i>                |                                   |             |
| General Fund               |                                   |             |
| Rent Relief Program        | Rent Relief Participants          | \$189,426   |
| DHS Office on Aging        | Rebuilding Together<br>Alexandria | \$2,612*    |
| Community Partnership Fund | Rebuilding Together<br>Alexandria | \$6,000*    |

| SOURCE                   | RECIPIENT                         | \$ EXPENDED      |
|--------------------------|-----------------------------------|------------------|
| Housing Trust Fund       | Rebuilding Together<br>Alexandria | \$34,997*        |
| <i>SUBTOTAL, City</i>    |                                   | <i>\$233,035</i> |
| <i>Private</i>           |                                   |                  |
| Private Donations        | Rebuilding Together<br>Alexandria | \$98,116*        |
| <i>SUBTOTAL, Private</i> |                                   | <i>\$98,116</i>  |
| <b>GRAND TOTAL</b>       |                                   | <b>\$331,151</b> |

\*Reflects a total expenditure that not only benefitted elderly persons, but also non-elderly disabled and/or non-elderly extremely-low or low-income persons.

#### Local Revenue Foregone

| Program                  | Local Revenue Foregone |
|--------------------------|------------------------|
| Real Property Tax Relief | \$2,486,814*           |

\*This amount includes benefits provided to both elderly persons and non-elderly disabled persons.

#### ***City FY 2004 Programs/Activities for the Elderly and Frail Elderly:***

##### ***Program/Activity: Publicly-Assisted Rental Housing for Income-Eligible Elderly Persons***

**Provider(s):** ARHA and private rental property owners

**Target Population:** Low- and Moderate-Income Elderly Renters

**Program/Activity Description:** 170 public housing units at Ladrey Highrise, 38 public housing units at Park Place (also available to non-elderly persons with disabilities) 90 Section 8 (public housing replacement) units at Annie B. Rose House and 300 Section 8 units at Claridge House (all of which were included in assisted rental housing figures provided in Section I.A) will continue to be reserved for income-eligible elderly renters.

**Funds Expended (By Source):** Included under “Public Housing and Replacement Public Housing Units” in Section I.A

**Service Accomplishments:** Affordable Rental Units Reserved for Income-Eligible Elderly Persons - 598

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Included under “Public Housing and Replacement Public Housing Units” in Section I.A

##### ***Program/Activity: Real Property Tax Relief Program***

**Provider(s):** City of Alexandria Department of Finance

**Target Population:** Income-Eligible Elderly and/or Disabled Homeowners

**Program/Activity Description:** Provides forgiveness or deferrals (until sales of the property) of real property taxes for income-eligible persons who are over age 65 or permanently disabled. As of January

2005, the qualifying annual income for full abatement of real estate taxes was \$40,000 and for partial abatement it was \$60,000. There were five deferrals in FY 05.

**Funds Expended (By Source):** City Revenue Foregone - \$2,486,814 [Tax Exemptions - \$2,479,904; Tax Deferrals-\$6,910]

**Service Accomplishment:** Households Served - 1,066 [Of the 1,066 households served 600 had incomes of \$31,250 or less; 250 had incomes from \$31,251 to \$40,000; 126 had incomes from \$40,001 to \$50,000 and 90 had incomes from \$50,001 to \$62,000. Of all households served, 1,005 were elderly with or without disabilities and 61 were non-elderly disabled.]

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No Federal funds were expended on this activity

***Program/Activity: Rent Relief Program***

**Provider(s):** City of Alexandria Department of Human Services (DHS)

**Target Population:** Income-Eligible Elderly and/or Disabled Renters

**Program/Activity Description:** Provides financial assistance to income-eligible renters (currently household income cannot exceed \$25,600) who receive no other rental assistance and who are age 65 or older or who have a complete and total disability. Benefit levels vary based on income.

**Funds Expended (By Source):** City General Fund - \$189,426

**Service Accomplishments:** Households Served - 69 [Including 47 elderly with or without disabilities and 22 non-elderly with disabilities.]

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

***Program/Activity: Rebuilding Together Alexandria (formerly Alexandria Christmas in April) - National Rebuilding Day Activities***

**Provider(s):** Rebuilding Together Alexandria (RTA)

**Target Population:** Lower-Income Elderly, Lower-Income Disabled or Lower-Income Homeowners

**Program/Activity Description:** Provides home improvement and repair services to lower-income elderly and/or disabled or lower-income City homeowners, primarily using volunteer labor. Also provides repairs to non-profit facilities.

**Funds Expended (By Source):** TOTAL-\$141,725 [City Housing Trust Fund-\$34,997; City General Fund through the Community Partnership Fund-\$6,000; City General Fund through the City's Office of Aging and Adult Services (in support of activities undertaken during City FY 2003)-\$2,612; Private Monies/- \$98,116]

**Service Accomplishments:** Ownership Households Assisted- 45; Overall Shelter Facilities Assisted-6 All 45 households were extremely low-income. Three (3) were non-elderly (elderly is defined as age 62 and up); and 27 reported disabilities.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not Applicable - No federal funds expended on this activity

*Rehabilitation work was completed for 5 elderly City homeowner households through the City's Single Family Rehabilitation Loan Program (see Section I.C). This work, which often involves accessibility modifications, improves the ability of elderly citizens to age in place and ensures that their existing affordable housing is safe.*

*A variety of service providers are involved in serving seniors' needs. The City's Office of Aging and Adult Services (OAAS) in the Department of Human Services (DHS) oversees the City's programs for*

*elderly persons. The Office seeks to maintain a range of appropriate housing and supportive services for all senior needs, works with the Alexandria Redevelopment and Housing Authority (ARHA) to serve the needs of seniors in public housing and administers the City's Rent Relief Program for the elderly and persons with disabilities. The Office actively encourages private housing suppliers to cater to the elderly and to add supportive services that allow elderly persons to remain in their own homes longer.*

*To provide more effective supportive services to extremely-low and low-income elderly or disabled residents of publicly-assisted housing, the City's Departments of Human Services and Mental Health, Mental Retardation and Substance Abuse collaborate with the Alexandria Redevelopment and Housing Authority (ARHA) and the non-profit, Senior Services of Alexandria, to implement ARHA's Senior Services Outreach Program, which offers an array of services to elderly and disabled residents of Ladrey Highrise, the Annie B. Rose House and other public housing units. ARHA's Senior Service Coordinator works in concert with social services staff, local government and private agencies including churches, civic groups, and other community entities to ensure timely delivery of services to elderly or disabled ARHA residents. Referrals are made to address residents' medical, dental, mental health, legal, food, clothing, personal care, financial management, social and spiritual needs.*

*More than 2,500 requests for services from elderly or disabled residents of public and assisted housing were handled by ARHA's Senior Service Coordinator directly and/or through referrals to the appropriate agency during the year. This number includes some residents for whom multiple contacts were necessary to resolve their particular needs. Weekly attendance at the "Think Well, Feel Well" group sessions conducted at Ladrey and Annie B. Rose and coordinated by ARHA staff and a social work intern from the Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA) ranged from 15 to 20 people each week. An average of 12 elderly public housing residents received "Friendly Visitors" through the American Red Cross.*

*As "Aging in Place" is an ongoing concern in both the Ladrey and Annie B. Rose communities, ARHA staff is involved in the Ladrey/Rose Care Coordination Committee. These meetings facilitate communication between Alexandria Hospital care management staff and ARHA service coordinators, which promotes better tracking and accommodation of service needs for hospitalized ARHA residents.*

## **2. Persons with Physical and Sensory Disabilities**

**Five Year Goals and Objectives:** Removing barriers to daily living continues to be a primary strategy for assisting disabled City residents. For low- and moderate-income homeowner households with a disabled or mobility-impaired member, the City's primary means of implementing this strategy is through home rehabilitation. As such, the City's Home Rehabilitation Loan Program continued to offer accessibility improvements for mobility-impaired persons in owner-occupied homes Citywide. Assistance to support accessibility modifications in renter households was provided through the City's Rental Accessibility Modification Program (RAMP).

**Five Year Accomplishment:** The Rental Accessibility Medication Program (RAMP) was a new activity during the five year period and is not applicable to the five-year objective.

**Use of Resources:** The following resources were expended on housing-related activities to assist persons with physical and sensory disabilities and have not already been reported in other sections of this report:

| SOURCE                                   | RECIPIENT         | \$ EXPENDED     |
|--|-------------------|-----------------|
| <i>Federal</i>                           |                   |                 |
| Community Development Block Grant (CDBG) | City              | \$66,404        |
| <i>SUBTOTAL, Federal</i>                 |                   | \$66,404        |
| <i>City</i>                              |                   |                 |
| Housing Trust Fund                       | Ramp Participants | \$2,951         |
| <i>SUBTOTAL, City</i>                    |                   | \$2,951         |
| <b>GRAND TOTAL</b>                       |                   | <b>\$69,355</b> |

***City FY 2005 Programs/Activities for Persons with Physical and Sensory Disabilities:***

***Program/Activity: Rental Accessibility Modification Program (RAMP)***

***Provider(s):*** City of Alexandria Office of Housing

***Target Population:*** Extremely Low- to Moderate-Income Disabled Renters

***Program/Activity Description:*** Supports accessibility modifications in income-eligible renter households with grants of up to \$50,000 in CDBG funds for substantive modifications and mini-grants of up to \$1,500 from the City's Housing Trust Fund for more minor modifications

***Funds Expended (By Source):*** TOTAL - \$69,355 [CDBG-\$66,404 City Housing Trust Fund - \$2,951]

***Service Accomplishments:*** CDBG RAMP Grants Obligated - 2; Housing Trust Fund Minigrant Cases Completed- 3 [For demographic data on beneficiaries of CDBG expenditures, see Appendix I.]

***Geographic Distribution:*** Citywide

***Leveraging of Federal Funds:*** None

*Three homeownership households for whom rehabilitation work was completed during the program year through the City's Home Rehabilitation Loan Program benefitted from modifications necessary to accommodate a household member with a physical or sensory disability or mobility impairment. The funds for these loans (not limited to accessibility improvements), which have been included in figures reported in Section II.B, totaled \$172,970, of which \$71,240 was expended on accessibility improvements.*

*As noted in Section II.E.1, expenditures made by the City to support the Rebuilding Together Alexandria's National Rebuilding Day activities and the City's Rent Relief Program, as well as revenue foregone through the City's Real Property Tax Relief Program, benefitted another 86 income-eligible households with non-elderly disabled members.*

*For information on marketing and outreach efforts to increase the participation of persons with physical and sensory disabilities in City homeownership activities, see Section IV under "Affirmative Marketing of HOME Projects and Programs," which describes actions applicable to all City-supported homeownership assistance programs.*

*The JobLink Division of the City's Department of Human Services has assisted 271 persons with disabilities since its inception in March 1999. A wide range of disabling conditions, including sight and hearing impairments, neurological, and orthopedic impairments are reflected among the participants. The Division's full-time Employment Training Specialist for persons with disabilities assists individuals in determining their employment goals, coordinating work readiness and skills training, as well as assists in locating, obtaining and retaining meaningful jobs. The Employment Resource Room is fully accessible for persons with disabilities, containing a wide variety of adaptive equipment and assistive technology. A full-time Assistive Technology Specialist is available in the Employment Resource Room to assist individuals in utilizing the specialized equipment.*

### 3. Persons with Mental/Developmental Disabilities and/or Substance Abuse Problems

**Five Year Goals and Objectives:** The City's primary strategy for persons with mental or developmental disabilities and/or substance abuse problems is to continue to provide supportive services and housing opportunities through the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA).

**Five Year Accomplishment:** Over the five-year period, the City aimed to secure 45 Section 8 Housing Vouchers for ACSB/SHA clients in its Residential Services Program. At the end of the five-years, 88% of this objective was accomplished. The ACSB 1998-2003 Housing Plan indicated a goal of establishing 28 beds. Between the years of 1998 and 2000, 21 beds were established leaving a 2000-2005 five-year Consolidated Plan objective of 7 beds. No additional beds have been added since 2000.

**Use of Resources:** The following resources were expended to provide supportive housing to persons with mental or developmental disabilities and/or substance abuse problems:

| SOURCE  | RECIPIENT | \$ EXPENDED |
|---|-----------|-------------|
| <i>Federal<sup>6</sup></i>                      |           |             |
| Supportive Housing Program/Transitional Housing | City      | \$121,971   |

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<sup>6</sup>Total funds expended under the Supportive Housing Program's (SHP) Transitional and Permanent Housing components as reported in this section differ from figures provided in Section I, "Matching Contributions," as figures in this section include a net total of \$13,197 in administrative monies. Also, SHP funding cycles do not coincide with the City's fiscal year, therefore, SHP funding expended under both the Permanent and Transitional Housing components may have been awarded to the City and to SHA during more than one grant year. The SHP figures in this section reflect the total amount of funds expended and match provided during the reporting period without regard to the specific years when the grants were awarded.

| SOURCE  | RECIPIENT                     | \$ EXPENDED        |
|---|-------------------------------|--------------------|
| Supportive Housing Program/Permanent Housing  | City                          | \$107,762          |
|   | Sheltered Homes of Alexandria | \$137,182          |
| <i>SUBTOTAL, Federal</i>  |                               | <i>\$366,915</i>   |
| <i>State</i>  |                               |                    |
| Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services | City                          | \$1,107,512        |
| <i>SUBTOTAL, State</i>  |                               | <i>\$1,107,512</i> |
| <i>City</i>   |                               |                    |
| General Fund  | MH/MR/SA                      | \$3,535,226        |
| <i>SUBTOTAL, City</i>   |                               | <i>\$3,535,226</i> |
| <i>Private</i>  |                               |                    |
| MH/MR/SA Residential Facilities Fees  | MH/MR/SA                      | \$2,188,868        |
| <i>SUBTOTAL, Private</i>  |                               | <i>\$2,188,868</i> |
| <b>GRAND TOTAL</b>  |                               | <b>\$7,198,521</b> |

***City FY 2005 Programs/Activities for Persons with Mental Illness, Mental Retardation or Chemical Dependency:***

***Program/Activity: Residential Services Programs***

***Provider(s):*** City Department of MH/MR/SA and Sheltered Homes of Alexandria, Inc. (SHA)

***Target Population:*** Extremely Low- to Moderate-Income Renters with Mental Illness, Mental Retardation and/or Chemical Dependency

***Program/Activity Description:*** Provides transitional and affordable permanent supportive housing to clients with mental illness, mental retardation and/or chemical dependency through group homes and supervised apartments, most of which are owned by SHA

***Funds Expended (By Source):*** TOTAL-\$7,198,521 [Federal SHP/Permanent Housing Program-\$244,944; Federal SHP/Transitional Housing Program-\$121,971; State MH/MR/SA Services-\$1,107,512; City General Fund-\$3,535,226; Client Fees-\$2,188,868]

***Service Accomplishments:*** Persons Assisted - 217 [Of the four projects for persons with mental disabilities that received federal funding during the reporting period, one provided six extremely low-income persons with mental illness and/or substance abuse problems who were homeless or at risk of homelessness, with housing and supportive services at a four-person townhouse; another provided 13 men with mental illness and/or substance abuse problems who were homeless with temporary

housing and supportive services in a group home setting; another provided 17 persons with mental illness and/or substance abuse problems who are homeless with housing and supportive services through continued operation of three condominiums and a 10-unit apartment building; and the fourth provided 23 persons with permanent housing through three facilities owned by SHA.]

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with federally-supported residential services programs leveraged \$413,796 in non-federal funds.

#### 4. Persons Living with HIV/AIDS

**Five-Year Goals and Objectives:** The City endeavors to address the housing and supportive services needs of persons living with HIV/AIDS and their families through the City's Health Department, the City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA), the Alexandria Redevelopment and Housing Authority (ARHA), the INOVA Juniper Program and other public and non-profit organizations.

The federal Housing Opportunities for Persons with AIDS (HOPWA) program represents a major source of funding for this purpose. HOPWA funds are awarded to the entire Washington, D.C. metropolitan area as a whole through the District of Columbia's Administration for HIV/AIDS, which has been designated by the federal administering agency, the Department of Housing and Urban Development (HUD), as the entity that must apply for and receive HOPWA grant funds for the region. In Northern Virginia, these funds are managed and distributed by the Northern Virginia Regional Commission (NVRC) and are made available to persons living with HIV/AIDS in four categories of assistance: short-term housing assistance; group home operation support and technical assistance, for which related services are provided on a regional basis; and long-term rental assistance, for which funding is allocated to individual jurisdictions. The City of Alexandria's allocation is administered for the City by ARHA.

**Five Year Accomplishment:** Over the five-year period, 68 households were assisted under the Housing Opportunities for Persons with AIDS Voucher program, 44 households were assisted under the Short-Term Housing and Housing-Related Assistance program and 284 persons were assisted under the Supportive Services for Persons Living with AIDS program.

**Use of Resources:** The following resources were expended during the reporting period to assist with the housing and case management needs of persons living with HIV/AIDS and their families:



| SOURCE                                    | RECIPIENT | \$ EXPENDED        |
|---|-----------|--------------------|
| <i>Federal</i>                            |           |                    |
| HOPWA                                     | ARHA      | \$116,241          |
|   | WWC/NOVA  | \$314,790          |
| Ryan White Care Act                       | City      | \$517,121          |
|   | WWC/NOVA  | \$726,393*         |
| Substance Abuse                           | City      | \$94,328           |
| <i>SUBTOTAL, Federal</i>                  |           | <i>\$1,904,354</i> |
| <i>City</i>                               |           |                    |
| Community Partnership Fund (General Fund) | WWC/NOVA  | \$100,000          |
| <i>SUBTOTAL, City</i>                     |           | <i>\$100,000</i>   |
| <b>GRAND TOTAL</b>                        |           | <b>\$1,868,873</b> |

\*Monies are used to serve the entire Northern Virginia area, including the City of Alexandria.

***City FY 2005 Programs/Activities for Persons Living With or Affected by HIV/AIDS:***

|   |
|---|
| <p><b><u>Program/Activity:</u></b> <i>HOPWA Long-Term Tenant-Based Rental Assistance for Persons With HIV/AIDS</i></p> <p><b><u>Provider(s):</u></b> ARHA under contract with the City of Alexandria</p> <p><b><u>Target Population:</u></b> Persons Living with HIV/AIDS</p> <p><b><u>Program/Activity Description:</u></b> Provides long-term tenant-based rental assistance for persons living with HIV/AIDS under the HOPWA voucher program</p> <p><b><u>Funds Expended (By Source):</u></b> HOPWA - \$116,241</p> <p><b><u>Service Accomplishments:</u></b> Households Assisted - 11</p> <p><b><u>Geographic Distribution:</u></b> Citywide</p> <p><b><u>Leveraging of Federal Funds:</u></b> Federal monies utilized in connection with this activity leveraged non-federal funds consisting of tenant rents.</p> |
| <p><b><u>Program/Activity:</u></b> <i>HOPWA Short-Term Housing Assistance and other Housing-Related Services for Persons Living With or Affected by HIV/AIDS</i></p> <p><b><u>Provider(s):</u></b> Whitman-Walker Clinic of Northern Virginia (WWC/NOVA)</p> <p><b><u>Target Population:</u></b> Persons Living With or Affected by HIV/AIDS</p> <p><b><u>Program/Activity Description:</u></b> Short-term housing assistance (including short-term/emergency rent or mortgage assistance and emergency utility assistance) and other housing-related services (including housing and financial counseling, and emergency utility assistance) provided regionally to persons</p>  |

living with or affected by HIV/AIDS, which are available to eligible Alexandria residents

**Geographic Distribution:** Regional services are available to Alexandria residents on a citywide basis

**Funding for City FY 2005 (By Source):** Total - \$314,790 (for regional services)

**Service Objective:** Alexandria Residents Assisted with Short-Term Housing Assistance - 44

**Leveraging of Federal Funds:** None

**Program/Activity:** *Supportive Services for Persons Living With or Affected by HIV/AIDS*

**Provider(s):** Alexandria Health Department; City's Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA); and WWC/NOVA

**Target Population:** Persons Living With or Affected by HIV/AIDS

**Program/Activity Description:** Includes primary medical care, drug assistance, public health nurse case management, dental and nutrition services for low-income persons with HIV/AIDS provided by the Alexandria Health Department, as well as non-housing-related services (including medical, dental, mental health, prescription drug assistance, case management and/or legal services) available to persons living with HIV/AIDS throughout Northern Virginia with the support of Ryan White CARE Act funds provided by WWC/NOVA. MH/MR/SA provides HIV testing, as well as testing-related counseling and education. Alexandrians may also access services through INOVA Juniper Program (provides medications, transportation and childcare for medical appointments, counseling, education case management and referral to other service to persons living with HIV/AIDS) and Positive Living (provides case management service, prevention, education and street outreach to persons living with HIV/AIDS)

**Funds Expended (By Source):** TOTAL-\$1,437,842 Ryan White Comprehensive AIDS Response Act (CARE) - \$1,243,514; Federal Substance Abuse Block Grant/Substance Abuse Prevention and Treatment Program-\$94,328; City Community Partnership Fund -\$100,000]

**Service Accomplishments:** Alexandrians Assisted with Primary Medical Care and Other Services by Alexandria Health Department - 199; Alexandrians Assisted with Case Management/Legal Services by WWC - 86; Alexandria residents were also assisted with HIV testing, counseling, education and prevention-related services.

**Geographic Distribution:** Available to Alexandria residents Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$100,000 in non-federal funds.

*MH/MR/SA also offered psychotherapy, substance abuse counseling, intensive case management, psychiatric evaluation, medication monitoring, neuropsychological testing and outreach to persons living with HIV/AIDS. Clinical staff maintained collaborative working relationships with the Alexandria Health Department, and WWC/NOVA.*

## F. ECONOMIC DEVELOPMENT ACTIVITIES

**Five Year Goals and Objectives:** The primary goal of the City's economic development activities is to build a stable economy and a diversified business base capable of supporting job growth and commercial development.

**Use of Resources:** The following resources were expended during the reporting period to promote economic development in the City:

| Source of Funds          | Recipient  | \$<br>Expended |
|--------------------------|--|----------------|
| <i>Private</i>           |  |                |
| Private Grants/Donations | AEDP Facade Improvement Grant Program participants | \$4,607        |
| GRAND TOTAL              |  | \$4,607        |

Economic development strategies employed in City FY 2005 focused on the continuing planning efforts for the revitalization of the Mt. Vernon Avenue and northern Route 1 commercial corridors.

### 1. State Enterprise Zone

In 1994, the state of Virginia designated a portion of the Potomac West target area as a state Enterprise Zone within which technical assistance, infrastructure development and small business financing opportunities, as well as state tax credits and grants is provided to businesses to foster employment and commercial opportunities for adjacent neighborhoods. The designated area includes the Mt. Vernon Avenue and Route 1/Jefferson Davis Highway commercial corridors (which are located north of East Windsor Avenue to the east of Mt. Vernon and north of Curtis Avenue to the west of Mt. Vernon), as well as the adjacent residential neighborhoods. Each year since the establishment of the Enterprise Zone, the City has allocated funds to the Alexandria Economic Development Partnership, Inc. (AEDP) to promote economic development in the area.

During the reporting period, the City allocated \$534,122 in General Fund monies to AEDP. Portions of the funding were used to continue the joint efforts of the City and AEDP to attract, expand and retain business opportunities in the State-designated Enterprise Zone. During the reporting period, AEDP continued to provide technical assistance to the neighborhood small businesses with a focus on improving management skills, productivity and profitability. Staff offered workshops and counseling services and assisted area businesses to access needed resources and services. In addition, AEDP continued to distribute a marketing brochure to

business prospects highlighting the features that make Potomac West a great place to live, work and do business. The organization follows up on marketing efforts by providing tours of available sites in the Enterprise Zone to prospective business representatives.

Also, during the reporting period, the Mt. Vernon Avenue Facade Improvement Grant Program continued. This program, which is funded and administered by AEDP in collaboration with the City's Department of Planning and Zoning (DPZ), utilizes private monies to provide grant funding to business and commercial property owners to enable them to improve the appearance of buildings in order to ensure that Potomac West continues to be an attractive location for customers, businesses, and residents. Each grant assists with half the cost of an improvement project up to \$1,500 and is disbursed to the property/business owner upon completion of the work. During the reporting period, grants totaling \$4,607 (supported with private funds) were disbursed to 10 businesses through this initiative producing an overall investment of \$9,765.

During City FY 2005, the City's DPZ continued to work with the community and the businesses/property owners along Mt. Vernon Avenue in the Arlandria section of Potomac West to implement a long-range plan for the neighborhood, with an emphasis on stabilizing the area in the short-term and strengthening it over the next five years in order to promote long-term revitalization. It is the City's goal to overcome hindrances to new investment in the Arlandria neighborhood and to strengthen the retail environment so that redevelopment of vacant properties by the private sector is considered an attractive investment. The community visioning process resulted in the adoption of an exciting plan for improving the visual environment in Arlandria. The plan includes in-fill redevelopment sites identified and up-zoned; transportation improvements; construction of a municipal parking lot; extensive street scape improvements, which include street furniture, wider landscaped sidewalks, street graphics that provide gateways to identify the neighborhood's unique identity; and the continuation of the facade improvement program.

DPZ staff, in conjunction with an interdepartmental City team, worked with businesses to identify and resolve immediate, short-term problems that have been a hindrance to business activity and the image of the retail street. The City adopted a zoning district, Neighborhood Retail (NR), focused specifically on the Arlandria business area. The NR zone eases many of the prior regulations regarding parking and certain desirable uses to help encourage small business development and expansion. Planning staff continue to work with the Arlandria businesses to help build their capacity to work together in marketing and promoting their businesses. In addition, the Alexandria Small Business Development Center has been assisting in this effort, providing individual assistance to many of the small businesses.

Overall, the City has invested considerable staff time and effort in the Arlandria neighborhood during the reporting period and is committed to further work in the Enterprise Zone area. DPZ staff began a planning effort in the southern portion of the area, focusing on the Del Ray business portion of Mt. Vernon Avenue. The work program for this area has included the following major initiatives and will continue these ongoing efforts: Market Analysis/Retail

Strategy, Public/Shared Parking, Design Analysis and Guidelines, and Community Facilitation.

***City FY 2005 Economic Development Activities:***

***Program/Activity: Revitalization of Mount Vernon Avenue and Northern Route 1 Commercial Corridors***

**Responsible Entity(ies):** Alexandria Economic Development Partnership (AEDP) and City of Alexandria Department of Planning and Zoning (DPZ)

**Target Population:** Not Applicable

**Program/Activity Description:** Encourages revitalization to provide employment and commercial opportunities in a target area, which is part of the City's State Enterprise Zone, where businesses can benefit from employment training/placement services, technical assistance, small business financing opportunities, state tax credits and grants. Related activities include the Mount Vernon Avenue Facade Improvement Grant Program, which utilizes private monies to provide grant funding to business and commercial property owners to enable them to improve the appearance of their buildings.

**Funds Expended (By Source):** Private Grants/Donations-\$4,607[AEDP also expended \$534,122 in City General Fund monies to continue efforts to attract, expand and retain business opportunities in the City, including the Enterprise Zone]

**Service Accomplishments:** Businesses assisted through the Mount Vernon Avenue Facade Improvement Grant Program-10 [AEDP provided technical assistance to small businesses in the target area and distributed a marketing brochure to business prospects highlighting the features that make Potomac West a great place to live, work and do business. properties will be considered an attractive investment by the private sector. Working collaboratively with residents, commercial property owners and business owners, the City developed the Mt. Vernon Avenue Business Area Plan to guide change along the Mt. Vernon Avenue corridor south of the Arlandria neighborhood.

**Geographic Distribution:** Mt. Vernon Ave. and Northern Route 1 (within Potomac West Neighborhood Strategy Area)

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

*The City also provided training and services to enable low-income Alexandrians obtain jobs (see Section II.G below).*

## **G. NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES**

The following sections provide information on City community development programs and services undertaken during City FY 2005 (including public facilities and services, infrastructure improvements, economic development activities, and actions to reduce poverty), which are located in the areas formerly identified in connection with the City's Home Rehabilitation Loan Program (Potomac East Neighborhood Strategy Area (NSA), Potomac West NSA and Strawberry Hill (see Figure 1 in Appendix III); or in other low-income areas; or which will serve low- and moderate-income persons or other target groups addressed in this document (e.g., special needs populations).

**Five Year Goals and Objectives:** Among the non-housing community development needs and priorities identified in the City's Consolidated Plan are public facility improvements and public service needs. Meeting these needs is an important aspect of the City's long-term and short-term objectives regarding community development, particularly within the Potomac East and Potomac West neighborhoods.

**Use of CDBG Resources:** The following CDBG funds were expended during the reporting period to promote non-housing community development in the City:

| SOURCE                                   | RECIPIENT                | \$ EXPENDED  |
|--|--------------------------|--------------|
| <i>Federal</i>                           |                          |              |
| Community Development Block Grant (CDBG) | Blighting Influences     | \$398        |
|  | <i>SUBTOTAL, Federal</i> | <i>\$398</i> |
|  | <b>GRAND TOTAL</b>       | <b>\$398</b> |

**City FY 2005 Non-Housing Community Development Activities:**

**Program/Activity: Blighting Influences Program**

**Provider(s):** City of Alexandria Office of Housing

**Target Population:** Not Applicable - Program utilizes a target area as shown below

**Program/Activity Description:** Targets vacant properties that have become blighting influences in the target areas. Through the program the City works with property owners to improve the properties. If the owner does not take action, the City moves to acquire the properties and sell them "as-is" to new owners. While City Council voted in November 2003 to discontinue the Blighting Influences Program pending removal of final properties from this program's monitoring list, it is expected that vacant houses that might become blighted properties in the target areas formerly monitored under this program will continue to be addressed by the Spot Blight Abatement program (see below).

**Funds Expended (By Source):** CDBG-\$398

**Service Accomplishments:** Continued to monitor 5 properties. One was cleared of violations through demolition by the owner.

**Geographic Distribution:** Potomac West Neighborhood Strategy Area (NSA), Potomac East Conservation District and the Southwest Quadrant Rehabilitation District (within Potomac East NSA) - See Figure 1 in Appendix III.

**Leveraging of Federal Funds:** None

**Program/Activity:** *Code Enforcement and Blight Abatement*

**Provider(s):** City of Alexandria Code Enforcement Bureau

**Target Population:** Not applicable

**Program/Activity Description:** Includes continued monitoring of properties throughout the City for compliance with building, fire and maintenance codes; and continued implementation of the Spot Blight Abatement program through which the City works with property owners to correct conditions that have caused their properties to be deemed detrimental to the health, safety and welfare of the community or, if necessary, intervenes to abate the violations with associated costs placed as a lien against the property or recouped from the sale of the property.

**Funds Expended (By Source):** No federal funds expended on this activity

**Service Accomplishments:** Completed monitoring of properties for compliance with building, fire, and property maintenance codes.

**Geographic Distribution:** Citywide, including the Potomac East NSA, Potomac West NSA and Strawberry Hill-See Figure 1 in Appendix III

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Facilities for Senior Programs**

**Program/Activity:** *Dr. Oswald Durant Center and Jerome “Buddie” Ford Nature Center*

**Provider(s):** City of Alexandria Department of Recreation, Parks and Cultural Activities and the Alexandria City Public Schools

**Target Population:** Consumers include Elderly Persons

**Program/Activity Description:** Renovations at these centers will provide space for a variety of programs and activities for the general public (including seniors) focused on the arts and nature.

**Funds Expended (By Source):** TOTAL- \$1,513,353 [City Capital Improvement Program

**Service Accomplishments:** Renovations were completed at the Durant Center.

Renovations at the Jerome “Buddie” Ford Nature Center are expected to be completed during City FY 2006. Outreach programs for seniors were provided.

**Geographic Distribution:** 1605 Cameron Street, Alexandria, VA ( Dr. Oswald Durant Center); 5700 Sanger Avenue, Alexandria,VA (Jerome “Buddie” Ford Nature Center)

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Parks and Recreational Facilities**

**Program/Activity:** *Renovation of the Charles Houston Recreation Center*

**Provider(s):** City of Alexandria Department of Recreation, Parks and Cultural Activities

**Target Population:** Not Applicable

**Program/Activity Description:** Renovation and expansion of City recreation center

**Funds Expended (By Source):**. No funds expended

**Service Accomplishments:** Design plans were being explored with community. Renovations are expected to begin during City FY 2006.

**Geographic Distribution:** 905 Wythe Street, Alexandria, VA (Charles Housing Recreation Center) located in the Potomac East NSA

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Program/Activity:** *Citywide Improvements to Parks and Recreational Facilities*

**Provider(s):** City of Alexandria Department of Recreation, Parks and Cultural Activities

**Target Population:** Consumers include Low- and Moderate-Income Persons and Persons with Disabilities

**Program/Activity Description:** Renovation and expansion of parks and recreational facilities; ongoing park improvements, including accessibility modifications in park play areas to meet Americans with Disabilities Act (ADA) requirements

**Funds Expended (By Source):** City Capital Improvement Program (CIP) - \$100,000

**Service Accomplishments:** ADA-related renovations were completed at Fort Ward, Angel Park and Hoof's Run.

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Program/Activity:** *Dr. Oswald Durant Center*

**Provider(s):** City of Alexandria Department of Recreation, Parks and Cultural Activities

**Target Population:** Not Applicable

**Program/Activity Description:** Serves children in after-school and summer recreation programs with a focus on the arts; houses the offices/programs of the Dept. of Recreation, Parks and Cultural Activities' Therapeutic Recreation Section; provides space for arts classes, community meetings and receptions; renovation includes space to be shared with Jefferson-Houston Elem. School for Arts and Academics.

**Funds Expended (By Source):** Funds expended supported operating costs.

**Service Accomplishments:** Operated the Dr. Oswald Durant Center East

**Geographic Distribution:** 1605 Cameron Street, Alexandria, VA (Dr. Oswald Durant Center) located in the Potomac East NSA

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Infrastructure Improvements**

**Program/Activity:** *Street and Sidewalk Improvements*

**Provider(s):** City of Alexandria Dept. of Transportation & Environmental Services (T&ES)

**Target Population:** Residents of Potomac East NSA, Potomac West NSA and Strawberry Hill

**Program/Activity Description:** Includes pedestrian improvements in the Arlandria area; reconstruction of Madison and Montgomery Streets; continued construction of wheelchair access ramps on sidewalks in Potomac East/Potomac West; joint seal repairs at the Jefferson Davis Highway/Four Mile Run and Eisenhower Ave./Cameron Run bridges; the addition of drainage facilities to the Duncan Avenue Alley; improvement to the railroad crossing at Slaters Lane; and, with the Alexandria City Police Department, continued implementation of ADA-compliant pedestrian signals at critical intersections throughout the City. Streetscaping on Mt. Vernon Avenue between Bellefonte and Nelson

**Funds Expended (By Source):** City CIP - \$2,760,993

**Service Accomplishments:** Completed Datatel Parking Lot off Mt. Vernon Avenue, Mt Vernon Avenue Undergrounding and 4 Mile Run Sanitary Sewer Repairs.

**Geographic Distribution:** Potomac East NSA; Potomac West NSA; Strawberry Hill

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity.



## Senior Services

**Program/Activity:** *Companion Services Program*

**Provider(s):** City of Alexandria Office of Aging and Adult Services (OAAS) in the Department of Human Services (DHS)

**Target Population:** Low-Income Elderly and Disabled Persons

**Program/Activity Description:** Helps low-income elderly and disabled citizens remain in their own homes by assisting with grocery shopping, food preparation, house cleaning, laundry and some personal care assistance, thereby preventing avoidable institutionalization

**Funds Expended (By Source):** TOTAL \$1,164,453 (Federal-\$175,605; City General Fund - \$988,848)

**Service Accomplishments:** Persons Assisted-350

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$651,569 in non-federal funds.

## Accessibility for Persons with Disabilities

**Program/Activity:** *Handicapped Access Ramps*

**Provider(s):** City of Alexandria T&ES

**Target Population:** Persons with Disabilities

**Program/Activity Description:** The City will continue to address ADA requirements for wheelchair ramps at intersections by making a handicapped ramp an automatic part of new installation whenever an existing curb or a sidewalk has to be replaced or a new sidewalk installed

**Funds Expended (By Source):** Includes the street maintenance section of the City operating budget; State road maintenance funds; developer "in-kind" improvements; utility company replacement of damaged City property; and citizen payments for specific construction

**Service Accomplishments:** Installed 25 wheelchair access ramps at various intersections

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

**Program/Activity:** *Paratransit Programs for Persons with Disabilities*

**Provider(s):** City of Alexandria T&ES and Private Contractors

**Target Population:** Persons with Disabilities

**Program/Activity Description:** To meet ADA requirements, the City contracts with the private sector to operate the U.S. Department of Transportation (DOT) paratransit program such that the City subsidizes the difference between the trip cost and the fare collected based on comparable transit fares. To supplement this program, the City also participates in the regional MetroAccess program, operated under the auspices of the Washington Metropolitan Area Transit Authority, which provides curb-to-curb service for persons with disabilities who cannot use regular public transportation and have been certified as eligible for paratransit service.

**Funds Expended (By Source):** City General Fund-\$1,186,219.72

**Service Accomplishments:** Trips Provided-70,430 (55,714 for DOT paratransit program and 14,716 for Metro Access)

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Not applicable - No federal funds expended on this activity

## Child Care Services

**Program/Activity:** *Child Care Assistance*

**Provider(s):** City of Alexandria Office for Early Childhood Development and *Alexandria Works!* in DHS

**Target Population:** Consumers include Low- and Moderate-Income Households

**Program/Activity Description:** Includes assistance with child care costs for families currently receiving or transitioning from TANF; child care assistance to low-income families through the Child Day Care Fee System; guidance in locating and securing quality child care; training and support services for family child care providers/centers; funding for early childhood education and child care programs (sources include the City's Children's Fund); funding for comprehensive services to at-risk families and children; funding for the Campagna Kids Before and After School Program and the Head Start program

**Funds Expended (By Source):** TOTAL - \$10,718,513 [Federal-\$5,102,578; State-\$765,628; City-\$4,850,307]

**Service Accomplishments:** Average Monthly Caseload- 802 families w/1,059 children and 595 in Campagna Kids Before and After Program

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$5,615,935 in non-federal funds.

**Program/Activity:** *Drug and Alcohol Dependence Services*

**Provider(s):** Alexandria Community Services Board (ACSB)

**Target Population:** Persons with Disabilities

**Program/Activity Description:** For persons with substance abuse issues, ACSB provides a range of services including residential detoxification services; contracted residential treatment; and group home, supported living, and supervised apartment services.

**Funds Expended (By Source):** TOTAL - \$6,640,214 [Federal-\$1,043,642; State-\$1,203,212; City General Fund-\$3,867,333; 3<sup>rd</sup> Party/Client Fees and Other Income-\$526,027]

**Service Accomplishments:** Persons Served-1,611

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$5,596,572 in non-federal funds.

## Employment and Training

**Program/Activity:** *Employment Services*

**Provider(s):** City of Alexandria DHS

**Target Population:** Consumers include Low- and Moderate-Income Households

**Program/Activity Description:** *JobLink*, the City's one stop career center provides employment services to diverse populations including welfare recipients, laid-off workers, persons with disabilities, refugees and the general public. As a certified Workforce Investment Act (WIA) employment center, *JobLink* assists all job seekers with employment counseling, career assessment, job search, job placement and job retention. Additionally, *JobLink* operates (VIEW), Adult Employment Training, Dislocated Worker, Food Stamp Employment and Training, Youth Employment (*TeensWork!*), Virginia Refugee Resettlement, Disabilities Employment, Older Worker,

and Community Digital Divide Initiative. These programs generally include job training and supportive services in addition to the above-mentioned complement of employment services. Recently, *JobLink*-also operates the EAGLES program which prepares ex-offenders for finding, maintaining and advancing in employment.

**Funds Expended (By Source):** TOTAL: \$2,823,721 [Federal-\$984,279; State-\$362,923; City-\$1,476,519]

**Service Accomplishments:** Persons - 5,400

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged \$1,839,442 in non-federal funds.

## Youth Services

***Program/Activity:*** *Services to Promote Positive Development and Prevent Delinquency Among Youth*

**Provider(s):** City of Alexandria Office of Youth Services in DHS and other City and private agencies

**Target Population:** Consumers include Low/Moderate-Income Youth

**Program/Activity Description:** Includes Project Discovery, a dropout prevention program which encourages lower income and minority youth to complete high school and pursue further education; the Job Club, a pre-employment skill development program; the Community Services/Restitution Program (CSP), which enables juvenile offenders to make restitution for offenses committed through community service placements; and strategies to address teen pregnancy

**Funds Expended (By Source):** TOTAL: \$487,243 Total [\$431,002 City and \$56,241 State]

**Service Accomplishments:** 280 youth served

**Geographic Distribution:** Citywide

**Leveraging of Federal Funds:** Federal monies utilized in connection with this activity leveraged state and local funds.

## III. OTHER ACTIONS TAKEN

### A. ACTIONS TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

#### Resolution 830

The City has long held the preservation of its existing assisted rental housing stock as one of its highest priorities. Under Resolution 830, the City and ARHA have a long-standing joint commitment to preserve and maintain, at a minimum, 1,150 publicly-assisted rental housing units. This resolution assures that none of the 1,150 public housing units in existence when Resolution 830 was adopted in 1982 will be lost without one-for-one replacement. For more information on the development and preservation of these units, see Section III.F (“Fostering of Public Housing Improvements”) below.

Resolution 830 applies to ARHA's redevelopment of the Samuel Madden Homes (Downtown) Public Housing project.

In December 2002, City Council approved a redevelopment plan for Samuel Madden that includes both on-site and off-site projects and that ensures one-for-one replacement of the 100 public housing units originally available at the Samuel Madden Homes (Downtown) location. The on-site portion of this redevelopment project, undertaken by ARHA in partnership with Eakin/Youngentob Associates, Inc., will include 52 (26 two-bedroom and 26 three-bedroom) public housing units in a development with 100 market rate ownership units. The other 48 replacement public housing units will be developed in partnership with Enterprise Homes off-site at 423 South Reynolds Street, 325 South Whiting Street and at the intersection of West Braddock Road and Radford Street. ARHA anticipates that both on- and off- site units in the Samuel Madden Redevelopment Project will be constructed and occupant-ready during City FY 2005.

Financing for the Samuel Madden redevelopment project will be realized through a combination of HOPE VI funds (\$6.7 million), LIHTC monies (\$9 million), proceeds from the sale of the two-block area on which Samuel Madden Homes was located (\$8 million), City Housing Trust Fund monies (\$2 million) and City Capital Improvement Program (CIP) monies (\$2.2 million).

Construction of on-site units commenced in November 2003 upon settlement of a lawsuit filed by the Alexandria Resident Council (ARC), which challenged a HUD decision to allow ARHA to engage a new developer without again offering ARC the right of first refusal after the developer initially selected by ARHA withdrew from the project. The settlement includes an agreement with the City for the City to assist 10 public housing residents to become homeowners.

Construction of the off-site units began at Braddock Road in January 2005 and at the South Reynolds Street and South Whiting Street sites in April 2005. As of June 30, 2005, 18 of the on-site replacement units were completed and occupied.

Both on- and off-site units are expected to be ready for occupancy by the end of December 2005. Twenty-one percent of the new ARHA-owned on- and off-site public housing units will be accessible to persons with disabilities.

### **The Affordable Housing Policy and Housing Trust Fund**

The City has continued to foster and maintain affordable housing through its Affordable Housing Policy, which in 1993 established formal guidelines for the participation of residential and commercial developers in achieving the City's affordable housing objectives. On a voluntary compliance basis, developers make contributions to the Housing Trust Fund or provide affordable housing by applying discounts to set-aside units in prospective developments. All developer contributions are voluntary, except for cares of bonus density.

During the reporting period, the City received \$17,197 in developer contributions to the Housing Trust Fund, which realized \$101,230 in interest. Expenditures from the Housing Trust Fund continued to support activities that provide housing opportunities for households that fall at or below City-established income limits (during this reporting period, \$68,700 for households with on or two persons and \$79,500 for households of three or more persons).

During this reporting period, six sales units and 12 rental units pledged pursuant to the Affordable Housing Policy were delivered. Another 14 sales units and 13 rental units were under construction at the end of the period, with an additional 30 pledged sales units and 15 pledged rental units remaining outstanding.

### **Removing Barriers that Limit the Opportunities for Homeownership**

In order to address the barriers that limit the opportunities for homeownership for residents in units being converted from rentals to condominiums, the City Council adopted a number of decisions aimed at achieving the following:

- A. Increasing affordability by maximizing the loan amount in the City's Moderate Income Housing program (MIHP) from \$20,000 up to \$30,000 provided that the limit shall be \$40,000 for residents buying in a condominium complex in which they currently reside.
- B. Increasing access to the City's MIHP program by increasing the program's maximum income limits from \$68,700 to 71,400 for a household of one person, from \$68,700 to \$80,370 for a household of two persons, and from \$79,500 to \$89,300 for household of three or persons.

### **Preservation of Affordable Housing**

In order to further preserve affordable housing for seniors, disabled and limited income residents, the City passed the Real Estate Tax Relief Ordinance during FY2005. The ordinance states that persons who reach 65 years of age during the tax year be eligible for a prorated exemption and/or deferral of real estate taxes for the portion of the tax year, and up to \$10,000 of the income of any relative residing in the home who is not the spouse be excluded from the total combined household income used to determine the applicant's eligibility for an exemption and/or deferral from real estate taxes. In addition, the ordinance increases the City's affordable Home Ownership Preservation program for owner/occupants with limited incomes, but who are not elderly or disabled, by increasing the maximum assessed value of the real estate owned by the applicant from \$362,00 to \$442,000, and increasing the value for the grants-in-aid provided to eligible homeowners from \$250 to \$675 (when the total combined income of the eligible homeowner does not exceed \$40,000), \$475 (when the total combined income of the applicant exceeds \$40,000 but does not exceed \$50,000 and \$275 (when the total combined income of the applicant exceeds \$50,000 but does not exceed \$62,000).

The city approved an allocation of \$35,000 in Housing Trust Monies to Rebuilding Together Alexandria to support the cost of supplies and materials to renovate the homes of low-income families, elderly persons or persons with disabilities on National Rebuilding Day. Council also modified a Housing Trust loan on 612 Notabene Drive in order to reduce Community Lodgings, Inc.'s (CLI) monthly payment from \$1,070.44 to \$194.50 allowing a monthly savings of \$875.94. The reduced debt service will enable CLI to support approximately one additional transitional family.

City Council approved a loan of up to \$1,500,000 (to be disbursed in City FY 2006) from the Housing Opportunities Fund to the Wesley Housing Development Corporation (WHDC) for the acquisition of the Beverly Park Apartments. WHDC proposes to maintain the number of units at 41, but to reconfigure some of the one-bedroom apartments to two- and three-bedroom apartments by bumping out the outside walls to provide increased living areas that will accommodate larger household sizes.

City Council approved a loan of \$182,500 (to be disbursed in FY 2006) in Housing Opportunities Fund monies to the Harambee Community and Economic Development Corporation for development soft costs for the planned Beasley Square property. Harambee will provide rental units for elderly low and moderate income households within the City by renovating an existing structure and constructing an addition. The land for this property is being made available by Shiloh Baptist Church.

City Council approved a loan of \$150,000 in Housing Opportunities Fund monies to Birmingham Green for assisted living. The Development is not located in the City of Alexandria, but the ownership is shared among several jurisdictions. Alexandria is one of several jurisdictions who share ownership of Birmingham Green, located in Manassas, and places eligible clients there.

**During the City's FY 2005, the City council approved the 2005-2015 Strategic Plan for Alexandria.** An established priority of the strategic plan is to have a community that is caring, diverse and affordable. As part of an objective of the Strategic Plan, the City planned to increase the number and availability of affordable housing units with emphasis on low and moderate income workers, seniors, individuals with disabilities and others.

As a demonstration of its commitment to develop and preserve affordable housing for city residents, Council established the City of Alexandria Affordable Housing Initiatives Account and approved, by resolution, the contribution of \$0.01 (one cent) of the real property tax rate as a dedicated source of revenue. According to the resolution, funds from this account may be used for the preservation of existing housing, construction of new housing, or financial and other assistance for the purchase and/or rental of housing units.

## **Alexandria Housing Development Corporation**

The Alexandria Housing Development Corporation is a non-profit housing development corporation established in FY 2004 based on recommendation of a City's established work group. In FY 2005, AHDC received an allocation of \$350,000 from the General Fund portion of the Housing Opportunities Fund to support its operations. Council also established a Council/AHDC subcommittee as a way of developing and maintaining good relationships; keeping lines of communication open and responsive between the City and the organizations.

In FY 2005, AHDC applied to the IRS for non-profit 501(c)(3) status. The organization's Board of Directors completed a series of strategic planning sessions, aimed at defining the vision, mission and the outline of its strategic long and short term plans. During City FY 2006, the corporation is expected to undertake its first housing development projects.

## **B. ACTIONS TO REMOVE BARRIERS TO AFFORDABLE HOUSING**

As noted in the Action Plan, the City has determined that planning and zoning policies discussed in the Consolidated Plan submitted in 1995 that were identified by the Ad Hoc Affordable Housing Advisory Committee as barriers to the development of affordable housing are appropriate and necessary. The City has not identified any mandatory barriers to affordable housing requiring action for removal.

## **C. AFFIRMATIVELY FURTHERING FAIR HOUSING**

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices in the rental housing, real estate sales and mortgage lending markets. The program is monitored by the City Council-appointed Fair Housing Testing Program Advisory Committee. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to conciliate the case between the Fair Housing Testing Program and the respondent. The City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination. During the reporting period, expenditures of CDBG administrative funds for the Fair Housing Testing Program totaled \$34,816 and accomplished 50.2% of its five-year objective.

During FY 05, a report on rental housing testing completed in FY 04 was submitted to Council, and testers were recruited and trained for the next round of testing.

During the reporting period the City provided training which resulted in the certification of 86 property management, real estate and other housing industry professionals renting housing in the City of Virginia. This training was provided by the Virginia Fair Housing Office and complied with state fair housing training certification prescribed by state code for two hours of biannual fair housing training by certified trainers for all persons renting housing in the state of Virginia.

Also in FY2005, City staff provided on-site fair housing training at one large apartment complex and one real estate firm. This training was offered in addition to the City's annual apartment managers seminar in order to meet the individual needs of management companies and real estate firms in the City. The Office of Housing also provided counseling on matters related to fair housing and made written information on landlord-tenant and fair housing laws available to the public.

### **Analysis of Impediments to Fair Housing Choice and Actions Taken**

In 1997, the City performed its initial Analysis of Impediments (AI) and participated in a regional AI prepared by the Metropolitan Washington Council of Governments (COG). In 2000 and 2002, City staff participated with COG and other local jurisdictions to update the regional AI. With each reexamination of the AI, the City has taken steps to eliminate the identified impediments. The remaining impediments, as well as any actions taken to address these issues during City FY 2005 are discussed below.

#### **Impediment 1: Discrimination in housing rental, sales and lending markets.**

Although discrimination in housing continues to exist, testing results over the past 15 years indicate that public education programs, fair housing testing and enforcement conducted by the City, state and federal governments and non profit fair housing organizations are improving voluntary compliance with fair housing laws. Testing conducted through the City of Alexandria's Fair Housing Testing Program between 1990 and 2002 indicated disparate treatment in both rental and sales housing activities in the City. In the area of rental housing, more recent data indicates a decline in the levels of such differential treatment. Testing performed in 1990 for discrimination in rental housing on the basis of race and/or national origin found disparate treatment in 19.8% of all tests conducted and at 17.7% of all complexes tested. In 1999, however, disparate treatment on this basis was indicated in only 4% of all test conducted and at only 4.2% of all complexes tested. While tests for discrimination in rental housing on the basis of disability conducted between June 1992 and October 1993 found differential treatment in 9.6% of all tests conducted and at 32% of all complexes tested, testing on this basis performed between August 1998 and February 1999 indicated disparate treatment in only



2.8% of all tests and at 7% of all complexes. Similarly, in tests conducted in rental housing on the basis of familial status (presence of children in a home), the incidence of disparate treatment declined from 10.8% of all tests conducted and 14.1% of all complexes tested between May 1991 and January 1992 to 2% of all tests and 2% of all complexes tested in 2001. Prior to City FY 2003, testing for disparate treatment in rental housing on the basis of sexual orientation was conducted only once. These tests, undertaken in 1996, indicated disparate treatment in rental housing on the basis of sexual orientation in 5% of all tests and at 4% of all complexes tested. As noted below, however, data from testing conducted during City FY 2003 indicates that differential treatment in rental housing for this protected category has declined in recent years as it has for the other protected categories discussed above.

Testing conducted through the City's Fair Housing Testing Program prior to City FY 2003 has resulted in the filing of eight formal complaints of discrimination in rental housing with the City's Human Rights Office. These complaints have been settled for amounts of up to \$10,000 and/or have resulted in remedial action (e.g., training of staff in fair housing issues).

In City FY 2004, the City once again began the process of testing for discrimination in rental housing on the basis of race, national origin, disability/mobility impairment, familial status and sexual orientation at all City apartment complexes with 20 or more units. The protected category for which each complex was tested was randomly determined, except where previous problems had been identified. With only one problem identified in this testing, which was not repeated in a retest of the same property, the data indicate a decline in disparate treatment in rental housing on the basis of protected categories mentioned above.

In the area of sales housing, the City conducted testing for discrimination in mortgage lending on the basis of race and/or national origin between October 1999 and February 2000 at which time disparate treatment in was found at 7% of all lending institutions tested (one institution). Potentially disparate treatment for protected categories in this market has also been indicated by data provided by financial institutions in accordance with the Home Mortgage Disclosure Act (HMDA). Testing for discrimination in real estate sales on the basis of race and/or national origin conducted between September 1997 and June 1998 indicated disparate treatment at 44% of all firms tested. One fair housing complaint filed with the Office of Human Rights as a result of testing in real estate sales was settled for \$20,000 and resulted in remedial action.

During the reporting period, the City continued to utilize its Fair Housing Testing Program to promote voluntary compliance with fair housing requirements. Through this program, when problems are found as a result of testing, the City notifies the property or company involved, giving such entities an opportunity to take corrective action prior to retesting. During the reporting period, the City also promoted compliance with fair housing requirements by conducting fair housing training for landlords and property managers. In FY 2005, the City provided training which resulted in the certification of 86

property management, real estate and other housing industry professionals renting housing in the City of Virginia. This training was provided by the Virginia Fair Housing Office and complied with state fair housing training certification prescribed by state code for two hours of biannual fair housing training by certified trainers for all persons renting housing in the state of Virginia.

Impediment 2: The lack of housing available to voucher holders.

The City made significant progress in eliminating this impediment, until recent actions by HUD required the Alexandria Redevelopment and Housing Authority (ARHA) to implement drastic cost saving measures that have, and will continue to negatively impact housing choice for subsidized tenants under the Housing Choice Voucher program.

ARHA and City staff worked extensively with private landlords to identify and increase awareness about factors that contributed to difficulties experienced by voucher holders in locating housing in Alexandria. One such problem was affordability. ARHA has addressed this issue in City FY 2000 by increasing the Applicable Payment Standard for voucher holders to 110% of the Fair Market Rent (FMR). However, faced with severe cuts by HUD actions, ARHA was forced to reduce the APS to 100% of FMR. Even at 110% of FMR, units were difficult to obtain when using a Housing Choice Voucher.

Impediment 3: Caps on funding categories (administrative and public services) through which fair housing activities may be supported under the Community Development Block Grant (CDBG) Program.

Funding caps under the CDBG program serve to limit monies available for fair housing activities. The City currently utilizes CDBG administrative monies to support fair housing programs and could not easily increase related expenditures without decreasing support for vital administrative activities. The City would face a similar dilemma if it elected to initiate public service activities related fair housing. Elimination of this impediment would require Congressional action to establish an independent eligible activity category for fair housing programs.

#### **D. ACTIONS TO DEVELOP THE INSTITUTIONAL STRUCTURE**

The organizational structure for carrying out the City of Alexandria's affordable and supportive housing strategy is well-developed and involves a variety of public and private entities. This formal structure is very effective in implementing activities and programs to meet community needs and will be strengthened by the formation of the new non-profit housing development organization described in Section III.A above.

## **E. COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

City departments continued to work collaboratively with the Alexandria Redevelopment and Housing Authority (ARHA), as well as with various non-profit organizations to address the affordable housing and supportive housing needs of City residents, including homeless persons and other persons with special needs.

## **F. FOSTERING OF PUBLIC HOUSING IMPROVEMENTS**

ARHA continued the implementation of its Comprehensive Grant Five-Year Plan to make physical and management improvements in public housing. Accomplishments during this reporting period include:

- Ladrey Highrise (170 public housing units): Renovations including new kitchen cabinets, new heating and air conditioning units, new paint throughout the interiors of the units and the common [lobby and administrative] areas and new carpet throughout the common areas.
- James Bland Homes: Improvements including new roofs, wrapping of wood fascia and soffit with vinyl, replacement of attic vents, electrical upgrades in anticipation of installing central air conditioning (194 total units).
- 101 Yale Drive: Replacement of a failing retaining wall and associated structural repairs to eight townhouse units.
- Installation of new security screen doors at Jefferson Village and Samuel Madden Homes Uptown (102 units).

**The following projects were in the planning stages during the reporting period:**

- Re-roofing of the scattered site properties (50 units).
- Replacement of the front and rear entry doors and installation of new security screen doors and central air conditioning at James Bland Homes and James Bland Addition (194 total units).
- Replacement of the windows and installation of landscaping at Hopkins Tancil Courts (111 units).

## **G. PUBLIC HOUSING RESIDENT INITIATIVES**

ARHA has undertaken extensive resident initiatives to increase participation by residents and improve the quality of life for ARHA-assisted tenants. The following activities took place during the reporting period:

- Residents at Ladrey High-Rise started and continue to maintain a garden with the help of participants in the Youth Leadership Program.
- The Ladrey High-Rise Advisory Board (LHAB) worked with the senior services program manager to operate a food pantry in the Ladrey High-Rise building that makes food available on an emergency basis to residents in need of such assistance.
- The Family Resource Learning Center (FRLC) continued to provide a variety of educational, social, and cultural activities for children of all ages from ARHA-assisted households. FRLC houses an after-school academic program focusing on Standards of Learning (SOL). The center serves approximately 52 children routinely. The children receive assistance with daily homework, projects, reports and class preparation. A computer-learning center has been set up and is available for all residents. A Parents Council and volunteers from the neighborhood work closely with FRLC.

## **H. LEAD-BASED PAINT HAZARD REDUCTION**

In compliance with regulatory changes in lead-based paint procedures that became effective in September 2000, the City continued to implement revised inspection, notification, and testing procedures for properties constructed prior to 1978 that receive federal assistance. The revised procedures apply to both the City's Homeownership Assistance Program (HAP) and the Home Rehabilitation Loan (HRLP) Program.

Since City FY 2001, in recognition of the costs associated with compliance with the current lead-based paint requirements, the City has allowed construction costs in the HRLP to exceed the program's current assistance limit of \$90,000 per unit when necessary to address these lead requirements. Four of the rehabilitation loans completed during the program year included lead abatement costs that caused the loans to exceed the \$90,000 limit. All four loans involved lead abatement costs in excess of \$25,000. Staff continues to work with state health department officials and participating architects to minimize the fiscal impact of the lead-based paint rehabilitation requirements, while ensuring full compliance with the new regulatory standards. All costs associated with soil analysis tests and the abatement of lead-based paint hazards are included in the client's rehabilitation loan.

For units being purchased through HAP, a visual inspection is conducted to ensure that painted surfaces are intact. When deteriorated paint is identified in these units, lead-based paint risk

assessments are conducted and if lead-based paint is found, such painted surfaces must be stabilized before the homeowner moves into the home.

In addition, all homebuyers under the City's HAP program are provided with the Environmental Protection Agency pamphlet "Protect Your Family From Lead in Your Home" and with disclosure forms that require the seller to disclose any knowledge of lead-based paint hazards.

The City has also established procedures for abating certain lead-based paint hazards found within the City limits. If elevated blood levels at or above 20 µg/dL are identified in children through the Health Department's lead-screening program, an environmental survey of their housing unit is conducted by the Environmental Health Division of the Health Department to assess any lead hazards, including lead-based paint. If lead-based paint readings are found which exceed legal standards, the Code Enforcement Bureau is notified to take action and ensures compliance with lead-based paint regulations. The Health Department tested 286 children through the lead-screening program during the reporting period. Of the children tested, 9 had elevated levels on the initial lead level screening and only 2 of them had a confirmed elevated blood lead level.

## **I. ACTIONS TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES**

The City's strategy regarding assistance to households with incomes below the Federal poverty line is generally to support those programs, within available funds, that will help reduce the number of poverty-level households by improving their economic status through education, job training and job placement, and other support services. Many of the current supportive housing programs and services for extremely-low and low-income households previously described in this report, and especially those for homeless and at-risk persons, also coincide with this strategy. Many of the City's programs and services are offered in coordination with other public, private and non-profit organizations. Non-housing programs that are part of the City's anti-poverty strategy are discussed below. For more information on these programs, see Section II.G above under "Child Care Services," "Employment and Training" and "Youth Services."

## **J. OTHER ISSUES OF CONCERN TO HUD**

### **Anti-Displacement and Relocation**

During the reporting period, the programs involving acquisition or rehabilitation supported by the City utilizing HOME or CDBG funds were the Homeownership Assistance Program (HAP), the Home Rehabilitation Loan Program (HRLP) and renovation to the Ladrey public housing Highrise. Rehabilitation to the Ladrey public housing Highrise did not cause displacement of any tenants. The City generally avoids using federal funds in a manner that would result in displacement. The City avoids displacement in the HAP program by not assisting the purchase

of renter-occupied (or recently renter-occupied) units unless it can be documented that the reason for the tenant's move is unrelated to the sale of the property. With regard to the HRLP, assistance is only provided to owner-occupants on a voluntary basis and does not result in permanent moves from the assisted properties.

### **Economic Development and Job Creation/Retention Using CDBG Funds**

During City FY 2005, the only City-supported economic development project involving Community Development Block Grant (CDBG) Program monies was the Microenterprise Loan Program. Since the inception of City funding for the Microenterprise Loan Program through the end of the reporting period, an overall total of 65 loans were issued to small businesses; 60 jobs were retained in connection with the number of loans created; 57 jobs were created in connection with the loans completed and 117 jobs were filled by low-to-moderate income persons. During the reporting year of FY 05, 17 loans were issued to small businesses; 12 jobs were retained in connection with the number of loans created; 20 loans were created in connection with the loans completed and 32 jobs were filled by low-to-moderate income persons.

### **American Dream Downpayment Initiative (ADDI)**

In compliance with requirements related to the American Dream Downpayment Initiative (ADDI), the City of Alexandria, Virginia developed a plan for conducting targeted outreach on homeownership assistance to residents and tenants of public housing in the City.

The Plan calls for outreach to public housing residents regarding homeownership opportunities within Alexandria to be conducted by the City in cooperation with the Alexandria Redevelopment and Housing Authority (ARHA). Public housing residents who are ready to proceed with homeownership will be able to utilize assistance available through the City's homeownership programs to help with the purchase of a home in Alexandria. During this reporting period staff continued to work with public housing residents interesting in pursuing homeownership. Staff also conducted a presentation at the Family Self-Sufficiency Program's Annual Holiday party.

Although ADDI requirements also call for targeted outreach to tenants of manufactured housing, the City has determined that there is no current need for such outreach in Alexandria. Current zoning ordinances prohibit land-lease manufactured home communities (mobile home parks) within the City limits. In addition, the supply of other types of manufactured housing units (i.e. modular construction) in Alexandria is limited.

## IV. SUMMARY OF CDBG AND HOME EXPENDITURES AND HOME REQUIREMENTS

### A. CDBG EXPENDITURES AND PROGRAM INCOME

CDBG funds were used in the amounts shown in the chart below to address the Consolidated Plan priority needs. A more detailed description of the use of these monies appears in Section II, A-G, and in Appendix I.

| Priority Need Category   | CDBG Program(s)  | Amount Expended    | Percent of Total Expended |
|--|--|--------------------|---------------------------|
| Extremely low, low, and moderate income renters                            | Ladrey Highrise Renovation   | \$1,075,300        | 37.9%                     |
| Extremely low, low, and moderate income homeowners                         | Home Rehabilitation Loan Program   | \$911,654          | 32.1%                     |
| Low, moderate income homebuyers  | Homeownership Assistance Program   | \$415,372          | 14.6%                     |
| Persons at Risk of Homelessness  | Transitional Assistance Program, Eviction Storage Program, Winter Overflow Shelter | \$173,055          | 6.1%                      |
| Persons with Special Needs/Extremely-low, Low- and Moderate-Income Renters | RAMP   | \$66,404           | 2.3%                      |
| <b>Other Needs</b>   |  |                    |                           |
| Persons at Risk of Homelessness  | HMIS   | \$10,356           | 0.4%                      |
| Administrative Expenses (including Fair Housing )                          | Program Administration, Public Information, Fair Housing Testing                   | \$187,486          | 6.6%                      |
| Slums/Blight   | Blighting Influences   | \$398              | 0.2%                      |
| <b>TOTAL</b>   |  | <b>\$2,840,025</b> | <b>100%</b>               |

During this reporting period, the City had a total of \$4,622,236 in CDBG funds available (\$1,499,000 in new entitlement grant, \$1,472,675 in program income, and \$1,650,561 carried over from prior years). An additional \$4,681 in client fees to offset expenditures for credit reports was used in conjunction with these monies to support the City's CDBG-funded activities. Of the total CDBG funds available, \$2,840,025 was expended during the reporting period, leaving a balance of \$1,782,210. The level of CDBG expenditures is further discussed in Section V ("Self-Evaluation") and in Appendix I.

### *CDBG Expenditures and Accomplishments by Category of Activity*

Public Services: The City expended \$173,055 in CDBG funds on public service programs, which will continue in the next reporting period: Winter Shelter (375 persons assisted), Transitional Assistance Program (179 persons assisted), and the Eviction Storage Program (138 persons assisted). An additional \$10,356 in CDBG funds (the balance of a prior year allocation of \$50,000) was expended to support the implementation of a Homeless Management Information System (HMIS).

### Housing Rehabilitation

*Home Rehabilitation Loan:* The City expended \$911,654 in CDBG funds on the Home Rehabilitation Loan Program. Five CDBG-funded loans were completed during the reporting period. An additional loan was completed using HOME funds. This activity will continue in the next reporting period.

\_\_\_\_\_ *Multi-Family:* The City expended \$1,075,300 in CDBG funds to support rehabilitation of 170 rental housing units at Ladrey Senior Highrise. This activity was completed during the reporting period and will not be continued in the next program year. The City also expended \$66,404 in CDBG funds on the Rental Accessibility Modification Program (RAMP). Two CDBG-funded RAMP grants were completed during the reporting period. RAMP activities will continue in the next reporting period.

### Homeownership Assistance

*Homeownership:* The City expended \$415,372 in CDBG funds for the HAP program, which provided five CDBG-funded loans. An additional 29 HAP loans were funded using HOME monies. This activity will continue in the next reporting period..

Fair Housing: The City expended \$34,816 in CDBG funds for Fair Housing testing. Testing activities will continue in the next reporting period.

Other Programs: The City expended \$398.00 in CDBG funds on the Blighting Influences Program which monitored a total of four properties during the reporting period. This program is completed.



*Program Income:* During the reporting period, \$1,472,675 in CDBG program income was generated. CDBG program income was received by the following programs: Home Rehabilitation Loan Program \$(953,601), Homeownership Assistance Program (\$469,141), Business Assistance Loan Program (\$45,737), and the Low/Mod Housing Assistance Program (\$4,196).

## **B. HOME EXPENDITURES**

| <b>Priority Need Category</b>                         | <b>HOME Activities</b>                  | <b>Amount Expended</b>                | <b>Percent of Total Expended</b> |
|---|---|---------------------------------------|----------------------------------|
| <b>Extremely low, low, moderate income homeowners</b> | <b>Home Rehabilitation Loan Program</b> | <b>\$19,077</b>                       | <b>1.3%</b>                      |
| <b>Low, moderate, middle income homebuyers</b>        | <b>Homeownership Assistance</b>         | <b>\$1,366,605</b><br>(includes ADDI) | <b>92.8%</b>                     |
| <b>Persons at Risk of Homelessness</b>                | <b>N/A</b>                              | <b>N/A</b>                            | <b>0.0%</b>                      |
| <b>Administrative Expenses</b>                        | <b>HOME Administration</b>              | <b>\$86,274</b>                       | <b>5.9%</b>                      |
| <b>TOTAL</b>  |   | <b>\$1,471,956</b>                    | <b>100%</b>                      |

During this reporting period, the City had a total of \$3,791,002 in HOME Program funds available (\$914,537 in new entitlement grant; \$55,168 in Federal FY 2003 ADDI funds; \$65,100 in Federal FY 2004 ADDI funds; \$166,661 in new matching funds, \$309,896 in new program income; and \$2,279,640 carried over from prior years). Of this total, \$959,923 in HOME grant was expended (including \$55,168 in Federal FY 2003 ADDI funds and \$65,100 in Federal FY 2004 ADDI funds), as well as \$309,896 in program income and \$202,137 in HOME matching funds, leaving a balance of \$2,319,046.

### *HOME Expenditures and Accomplishments by Tenure*

Homeowners: The City expended \$19,077 in HOME funds to support the Home Rehabilitation Loan Program, which funded two loans completed during the reporting period. This included \$9,561 in HOME grant, \$7,126 in program income and \$2,390 in matching funds. This activity will continue in the next reporting period.

Low- and Moderate- Income Homebuyers: The City expended \$1,366,605 in HOME funds to assist 29 first-time homebuyers through the HAP Program (see Footnote 6). This included \$864,088 in HOME grant, \$302,770 in HOME program income and \$199,747 in matching funds. The City's allocation of Federal FY 2003 and Federal FY2004 ADDI funds were expended in

full (\$120,268) during this reporting period and are included in the HOME grant figures above. This activity will continue in the next reporting period.

Renters: No expenditures were made in connection with the Housing Development Assistance Program, which is the name under which HOME funds allocated to the City's Housing Opportunities Fund have been identified in the Action Plan. HOME funds for this purpose may be used to support both rental and sales housing projects.

### ***Affirmative Marketing of HOME Projects and Programs***

HOME-funded projects for City FY 2005 included the City's Homeownership Assistance Program (HAP) and the Home Rehabilitation Loan Program (HRLP).

HAP and the locally-funded the Moderate Income Homeownership Program (MIHP) were marketed during the reporting period to potential homebuyers who live or work in the City of Alexandria by way of a direct mail postcard, a brochure and the Annual Homeownership Fair held in April 2005. The brochure was developed for distribution at the Fair, Office of Housing offices and at other events, such as new employee orientations and staff meetings.

In publicizing the annual Homeownership Fair, postcards were mailed to over 39,000 renters living in the City and letters were sent to civic associations, religious institutions, and public and private employers. The Fair was also publicized through a notice that appeared on the local cable access television station, on the City's website and through newspaper advertisements. The Homeownership Fair attracted over 590 potential first time homebuyers. Follow-up marketing data shows that 43% of the persons who attended learned about the Fair from the post card mailer and 17% from the English/Spanish flier. The remaining 40% were informed about the Fair from newspapers, friends/relatives, churches, or other sources. Fair participants were provided with a variety of information, in English and Spanish, on the homebuying process, affordable housing opportunities and affordable financing.

In addition to sponsoring the annual Homeownership Fair, the City regularly conducted community-wide outreach and home purchase education in connection with its homeownership assistance programs. During the reporting period, this included targeted outreach to households with children, government and school employees and language minority populations, through attendance at Arlandria/Chirilagua Health Fair, at English as a Second Language (ESL) classes, and at a women's support group called Hablemos en Confianza. Outreach to very low income households continued through targeted marketing of City homeownership assistance programs to public housing residents in connection with the redevelopment of public housing at Samuel Madden Homes (Downtown) and to Section 8 voucher holders participating in Shiloh Federal Credit Union's Individual Development Account (IDA) program, as well as in the Alexandria Redevelopment and Housing Authority's Family Self-Sufficiency (FSS) program. The City also participated in workshops at the Child and Family Network Centers, which serve lower-income language minority households..

To increase the participation of persons with physical and sensory disabilities in City homeownership programs, the City once again held the Annual Homeownership Fair (held April

9, 2005 at George Washington Middle School) in an accessible location. Brochures describing the Fair included a statement that on-site assistance and special arrangements were available to individuals with disabilities with advance notice.

The Home Rehabilitation Loan Program (HRLP) was once again marketed during the reporting period through a direct mailing of program brochures to households in census tracts in the City where sizeable numbers of eligible households are believed to reside. In addition, the City continued to conduct targeted marketing within neighborhoods where home rehabilitation projects are being implemented. Coordinated outreach with the City's Departments of Code Enforcement and Planning and Zoning was completed during this reporting period, as was outreach at a meeting of the Office of Adult and Aging Services staff and at events including the National Night Out in Arlandria.

### ***Outreach to Minority and Women-owned Businesses***

1. Analysis of participation by minorities and women and entities owned by the minorities and women in its HOME program:

As a part of ongoing efforts by the Office of Housing to recruit minority and women contractors, the Office maintains a list of contractors and architects eligible to participate in federally-funded programs. These two lists currently have 12 contractors and architects, three (25%) of whom are minorities and one of whom is a woman (8%).

2. Statement of actions planned to improve performance in the use of minority- and women-owned businesses:

During this reporting period, the City's outreach efforts to recruit and hire minority and women businesses included the following activities:

a. Working with various contacts to enhance lists of minority and woman contractors from the following agencies/organizations:

Alexandria Economic Development Partnership  
Community Development Block Grant programs in the Metropolitan Washington Area  
Purchasing Division of the City  
Virginia Department of Minority Business Enterprise

b. Routine contacts to new contractor companies as they become known to the Office, with the intent to identify new minority and/or women contractors.

c. Monthly meetings with architects that occur regularly as part of the Home Rehabilitation Loan Program and frequent contacts with other construction professionals during which staff request information with the intent to identify minority and woman-owned businesses.

The City has a policy, implemented by its Purchasing Agent, to increase opportunities for participation of small, minority and women-owned firms in all aspects of procurement. Efforts made to implement the policy include education and outreach to inform potential firms of the City's procurement policies and developing solicitation lists that include qualified small and minority businesses. This written policy is included in the City's "Vendor Guide to Conducting Business with the City of Alexandria." The policy encompasses the Request for Proposal process used to obtain services needed to operate the City's housing programs, especially appraisal and legal services.

In the Spring of 1997, the City, the Alexandria Chamber of Commerce, the Alexandria Chapter of the NAACP (National Association for the Advancement of Colored People) and the Small and Minority Business Task Force published the "Guide to Establishing a Small Business." The Guide contains information on starting a business in Alexandria, City procurement procedures, business education resources, and information on how to access City departments. Also, currently available from the Alexandria Economic Development Partnership is a directory of "Minority and Women Employers in the City of Alexandria" which includes names, addresses, phone numbers and staff size.

### ***Inspection of Affordable Rental Housing Assisted with HOME Funds***

No HOME funds were expended during the reporting period on rental housing activities.

## **V. SELF-EVALUATION**

CAPER guidelines require that the City evaluate its accomplishments in the context of the priorities and objectives, as well as the needs identified in the Consolidated Plan (and annual Action Plan updates) and the City's overall experience with the administration of the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program and Consolidated Plan process. Using the number of units, number of persons assisted, incomes of those assisted and funds leveraged as program indicators when describing each of the City's respective program results, the City of Alexandria has made an impact on the identified community needs and addressed those primary goals indicated in the Consolidated Plan, as noted below. For the current CAPER, the City is also required to provide an update on the status of its implementation of a performance measurement system.

### ***Performance Measurement System***

HUD strongly encourages jurisdictions participating in certain HUD-funded programs, including CDBG and HOME, to develop a performance measurement system that will promote improved performance by gauging the effectiveness of housing and community development programs in meeting identified needs and by guiding better targeting of resources. HUD expects the performance measurement system to provide data on the quantity, quality and pace of activities undertaken by a jurisdiction, as well as the extent to which the activities yield the desired outputs

and outcomes. The City has begun to implement all performance measurement system criteria suggested by HUD. With the exception of outcome measures, this can be seen in the Executive Summary of this CAPER. Outcome measures are reflected in the Consolidated plan for City FY 2006-2010. The City will refine its goals and objectives during City FY 2006 if needed to ensure compliance with any new guidance from HUD.

### *Affordable Housing Preservation and Development*

Preservation of housing affordability has become increasingly challenging in the City of Alexandria. For ownership housing, the City has long assisted seniors and persons with disabilities through its Tax Relief program. In the face of rapidly rising property taxes, the City recently instituted the Affordable Homeownership Preservation Program to provide a grant to income eligible homeowners (not based on age or disability) to offset a portion of increased real estate taxes. This program has been revised to provide additional assistance in tax year 2005.

Development of new affordable sales housing opportunities is once again underway after a period of several years with no affordable set-aside units in new development. Units pledged since City FY 2002 have begun to come online, and as reported elsewhere in this document, six were completed during this reporting period, with 14 more under construction, and an additional 30 units pending.

With regard to rental units, 12 affordable set-aside rental units were delivered during this period, with another 13 under construction and an additional 15 units pending. The City has provided development approvals and preliminary funding for a planned 8-unit rental property for elderly persons.

Although the City was instrumental in the creation of the Alexandria Housing Development Corporation (AHDC) for the purpose of affordable housing development and preservation, the preservation of existing affordable units is challenged by a recent surge in condominium conversions— 2,365 units in ten complexes are currently undergoing conversion. Not only has the opportunity to preserve those units as rental units (all were not necessarily affordable) been lost, but the AHDC and other non-profit entities seeking to preserve affordable rental units must compete with condominium developers in seeking to acquire rental properties. Nevertheless, the City financially supported the preservation of one 28-unit rental property during the five-year period, and has also approved funding for the acquisition of a 41-unit affordable rental property for preservation purposes. Preservation of affordable rental housing opportunities remains a high City priority.

### *Homeownership Assistance*

The primary goal of the City's housing and supportive services is to promote self-sufficiency and the progression from assisted rental housing to eventual homeownership. The City has made notable progress in addressing this goal, as described below:

During the reporting period, the final year of this Five-Year Consolidated Plan, the City assisted 34 low- and moderate-income households and 37 middle- to above middle-income households purchase homes through these programs. The City increases homeownership opportunities for low and moderate income families who live and/or work in the City primarily by providing downpayment, closing cost, and/or principal write down assistance. Additional support for homebuyers in this reporting period has been provided by the Seller's Incentive Fund, which is funded with Housing Trust Fund monies and provides a financial incentive to sellers who accept purchase offers from participants in the City's homeownership assistance programs, and by the SPARC Program. For City FY 2005, the City exceeded its HAP program goal of 25 loans by closing 34 loans, as well exceeding the MIHP program goal of 25 loans with 37 loans closed during the reporting period. The number of HAP and MIHP loans completed in City FY 2005 (71) showed an increase of 45% over that reported for the City FY 2004 program year (49).

While the City was successful in exceeding its homeownership program goals during this reporting period, very tight real estate market conditions continued and the consistently increasing costs of sales housing continued to be a barrier for many first-time homebuyers. Reflecting these conditions, information from the Northern Virginia Association of Realtors shows that sales housing in the City of Alexandria (all sales housing, not just that associated with City programs) was listed for an average of 19 days during the reporting period and that the average home sales price was \$445,185, which represents a 19.6% increase over the City FY 2004 average sales price of \$372,115.

As described in Section IV.B ("Affirmative Marketing of HOME Projects and Programs"), during the program year the City continued to increase its community education and outreach efforts for HAP, the City's CDBG/HOME-funded homeownership assistance program, as well as overall outreach for its homeownership assistance activities, particularly with regard to the SPARC program.

The homeownership counseling component of the City's HAP and MIHP programs continued during City FY 2005 and 595 potential first-time homebuyers received training through the Alexandria Homeownership Training Course during the program year. This represents a 40% increase over the prior year and includes a 30% increase in households completing Spanish language training. In addition, 270 households formally applied for assistance through these programs, a 13% increase over the number of applications received during the prior reporting period. This effort to increase the number of homeowners assisted through the City's programs is expected to result in an increased number of completed homeownership assistance applications, fewer interested applicants leaving the program and an increase in the number of low- and moderate-income persons served by the City's homeownership assistance programs.

To increase the number of completed HAP and MIHP loans, the City continued to implement the Seller's Incentive Fund, which offers a financial incentive to seller's that accept purchase offers from participants in City homeownership assistance programs, and once again secured funds through VHDA's SPARC Program, which offers low-interest first trust mortgage financing to households participating in the City's HAP and MIHP programs.

### ***Homeowner Rehabilitation Assistance and Removal of Blight***

Rehabilitation is a primary strategy for assisting extremely low-, low- and moderate-income homeowners to remain in their homes. In completing nine home rehabilitation loans through the Home Rehabilitation Loan Program (HRLP), the City fell short of reaching the program goal of completing 14 loans in City FY 2005. During the reporting period, a total of \$658,226 was obligated for 9 rehabilitation loans, of which three were also completed during the program year.

Though the HRLP fell short of its loan completion goal for the current reporting period, the number of loans completed over the last three reporting periods shows an increase over the number completed prior to City FY 2003. This increase in program performance is partly due to the fact that the City has addressed delays that had resulted from implementation of lead-based paint testing and abatement regulations, which became effective September 15, 2000. This regulation had resulted in longer loan processing and pre-construction review periods of loan cases during the initial period of its implementation. These delays have largely been addressed as testing and abatement procedures have been clarified and qualified contract agencies have been identified to assist in meeting the new requirements.

### ***Homelessness Prevention and Assistance***

The City continued to provide assistance to homeless persons and persons threatened with homelessness, placing a particular priority on the prevention of homelessness, outreach efforts and the provision of transitional housing for families and persons with special needs and permanent supportive housing.

- The City's Homeless Intervention Program (HIP) assisted 181 households at-risk of homelessness. This represents a 25% increase over the prior year and was accomplished as a result of a budget supplemental approved by City Council that allowed HIP to remain open and active through the entire year. A preliminary six month outcome study has been conducted on HIP households approved during the months of July through December 2004. Seventy one percent (71%) remain stable in housing). In addition, 404 households were assisted with short-term prevention services funded by state and local resources.
- The Alexandria Community Shelter reported serving more individuals for the second consecutive year. The increase was small (6%) and overall the number of persons served has leveled off at a much lower figure than in prior years. The shelter also reports an increase in the number of persons leaving the program prior to completion and without completing an exit interview. Discounting those who left on their own, 45.5% of the households left the shelter with a positive outcome.
- The Alexandria City Council endorsed the Homeless Services Coordinating Committee's (HSCC) Ten Year Plan to End Homelessness in March 2005. The Plan comprises a large portion of the Continuum of Care Plan to provide services to the chronic homeless population in the City. The City's contract with Northern Virginia Family Services for the Alexandria Transitional Housing Program was extended for two years.

### *Special Needs, Non-homeless Housing and Supportive Services*

The City has set an overall high priority for continuing assistance to non-homeless persons with special needs and is committed to providing appropriate housing and supportive services for individuals and families with special needs.

- The City continued to provide support facilities and services for low and moderate-income elderly persons through the Real Property Tax and Rent Relief Programs, which assisted a total of 1,066 lower-income elderly and/or disabled persons in City FY 2005.
- The Department of Mental Health, Mental Retardation and Substance Abuse and Sheltered Homes of Alexandria provided permanent and supportive housing for 217 low-income persons with mental illness, mental retardation, and/or substance abuse problems.
- HOPWA funding administered by the Alexandria Redevelopment and Housing Authority provided eleven (11) beds for low-income households through the long-term rental assistance program for persons with HIV/AIDS
- HOPWA funding administered by Whitman-Walker Clinic of Northern Virginia assisted 44 low- and moderate-income Alexandrians living with HIV/AIDS with housing-related services. Ryan White CARE Act and City General Funds allocated through the City's Community Partnership Fund were also utilized by Whitman-Walker Clinic to support the provision of case management and legal services to 86 low- and moderate-income Alexandria residents living with HIV/AIDS. The City's Department of Health utilized Ryan White CARE Act to provide medical and supportive services to 199 Alexandrians living with HIV/AIDS, and the City's Department of Mental Health/Mental Retardation and Substance Abuse provided HIV/AIDS testing, counseling and prevention activities.
- Through the Home Rehabilitation Loan Program and the RAMP program, the City has increased opportunities for extremely-low, low- and moderate-income homeowners and renters with special needs to access funds for accessibility modifications that enhance quality of life.



## VI. PUBLIC PARTICIPATION PROCESS AND CITIZEN COMMENTS

The draft Comprehensive Annual Performance and Evaluation Report was made available to the public for review and comment from September 14 through September 29, 2005. Copies of this report were mailed to a list of 175 organizations and individuals, including organizations listed in the City's Citizen Participation Plan, as well as other organizations and individuals that have expressed interest in receiving the consolidated Plan and related documents. Public notices were placed in two newspapers with local readership, one English-language and one Spanish-language. The notices included information on the public hearing, how to get copies of the CAPER, locations of the City libraries where copies were on file for public review, and how to make written comments. The City's Office of Housing sponsored a public hearing on September 22, 2005 to receive public comments on the report. During the public hearing, one citizen, Laura Lantzy, Chair of the Accessibility Enhancement Committee of the Alexandria Commission on Persons with Disabilities, expressed concerns that the amount of funding shown in the CAPER for assistance to persons with physical and sensory disabilities was far less than the dollars shown in certain other populations. Staff responded that the figures shown in the CAPER as assisting persons with physical and sensory disabilities reflect assistance targeted exclusively to such persons, and that persons with such disabilities have also benefitted from assistance provided in other categories. Ms. Lantzy provided additional comments that will be addressed in the One Year Action Plan for City FY 2007.